

Committee Report

Application No:	DC/17/00471/FUL
Case Officer	Graham Stephenson
Date Application Valid	24 May 2017
Applicant	Home Group
Site:	Land At Swanway Off Pottersway Gateshead
Ward:	Deckham
Proposal:	Construction of 12 apartments for adults with learning difficulties and associated communal facilities located in two apartment buildings. (Amended 03.08.2017).
Recommendation:	GRANT
Application Type	Full Application

1.0 The Application:**1.1 DESCRIPTION OF THE APPLICATION**

The application site consists of an area of public open space in the Deckham area of Gateshead and is located behind residential properties. An adopted footpath runs through the middle of the site, providing a link off Pottersway. There were previously 13 bungalows on the site, arranged in a dog leg but these were demolished in 2006 (DC/05/01301/DEM) and the area was re-seeded.

- 1.2 To the north of the site there is a road which provides access to the rear of some of the properties on Causeway and Broadway. The road is a loop road with the triangular centre forming part of the application site. The northern boundary of the green space is enclosed with a low wall which was given planning permission in 2008 (DC/08/00968/FUL).

1.3 DESCRIPTION OF THE APPLICATION

The application is for the construction 10 x 1 bed flats and 2 x 2 bed flats for adults with learning difficulties. Alongside these flats there would be an office, communal lounge and overnight staff room.

- 1.4 The flats are provided in two, two storey buildings. One of which runs east to west along the northern end of the site and one which runs north to south along the eastern part of the site to form a large enclosed, communal garden. Boundary fencing is proposed along the western boundary to provide some privacy and security for the development and communal garden, from the diverted, adopted footpath which is proposed to be relocated along the western edge of the site. The entrance to the development is proposed to be from the north with parking for 11 vehicles also proposed. 8 of the parking bays are proposed to be in a car park within the main confines of the development, with 3 additional bays proposed to be with the central area of the loop road to the north. Cycle parking and bin stores are also proposed within the site.

- 1.5 Proposed materials include brick, render, larch cladding and zinc.
- 1.6 The application has been amended to increase the number of parking bays from 7 to 11, to widen the diverted footpath and some minor alterations to the positioning and appearance of the apartment blocks. However it was not considered necessary to re-notify neighbours of these amendments.
- 1.7 The following documents have been submitted with the application:

Design and Access Statement
Drainage Assessment
Land Contamination Assessment
Ecology Survey
Coal Mining Risk Assessment
Transport Statement

1.8 **PLANNING HISTORY**

DC/05/01301/DEM - Prior approval required and approved for the demolition of 13 dwellinghouses. 09.09.2005

DC/08/00968/FUL - Planning approved for landscaping works including planting of mature trees to create mini parkland and paved footpath and erection of wall/railings at north and south entrances to area including 2 bollards at north entrance. 22.09.2008

2.0 Consultation Responses:

Coal Authority	Further information required.
Northumbria Police	No Comments Received.
Northumbria Water	No Objections Subject to Conditions.

3.0 Representations:

- 3.1 Neighbour notifications were carried out in accordance with formal procedures introduced in the Town and Country Planning (Development Management Procedure) (England) Order 2015. No representations have been made.

4.0 Policies:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

CS10 Delivering New Homes

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

CS21 Waste

DC1D Protected Species

DC1E Planting and Screening

DC1J Substrata Drainage-Water Quality

DC1M Recycling

DC2 Residential Amenity

H4 Windfall and Small Housing Sites

H5 Housing Choice

H13 Local Open Space in Housing Developments

H15 Play Areas in Housing Developments

ENV3 The Built Environment - Character/Design

ENV47 Wildlife Habitats

ENV54 Dev on Land Affected by Contamination

CFR20 Local Open Space

CFR23 Protecting and Imp Existing Open Space

CFR28 Toddlers' Play Areas

CFR29 Juniors' Play Areas

CFR30 Teenagers' Recreation Areas

5.0 Assessment of the Proposal:

- 5.1 The main planning issues in this case are considered to be the principle of development and the impact on amenity both visual and residential and parking/highway safety.
- 5.2 **PRINCIPLE OF DEVELOPMENT**
The site is part of an area of public open space, located within the Carr Hill residential neighbourhood, which has been identified as being deficient in open space provision. Saved Unitary Development Plan (UDP) policy CFR23 makes clear that in neighbourhoods which fail to meet open space standards, proposals that would involve the loss of open space should not be permitted unless an alternative site is provided of "at least equal size, quality and recreational value serving the same residential area or neighbourhood".
- 5.3 In this case the applicant has explored opportunities to bring nearby land into use as public open space and has provided a statement which specifically addresses issues around the loss of open space that would result from the proposed development. This statement notes that "no alternative provision of open space could be sourced locally" and officers accept that this is the case.
- 5.4 In addition the applicant has carried out consultation with local residents, seeking views on the potential loss of open space at this location. The results of this consultation presented in the open space statement indicate that although some local residents value the retention of a footpath through the area, the open space itself seemingly receives little use from residents living close to the site. No objections to the application have been received from residents.
- 5.5 It is also important to note that the site has previously been a residential development.
- 5.6 Therefore it is considered the benefits of delivering housing in this location, in particular for those with special needs, in accordance with policies CS10 and CS11(3) of the Core Strategy and Urban Core Plan (CSUCP) and policies H4 and H5 of the Unitary Development Plan, outweighs the loss of the open space.
- 5.7 As such it is considered the principle of housing in this location is considered acceptable, subject to all other material planning considerations being satisfied.
- 5.8 **DESIGN/VISUAL AMENITY**
The proposed layout of the development is the result of a number of factors and constraints. The site is a very narrow infill plot, which raised issues of overlooking from and to neighbouring dwellings. This is acknowledged in the layout, with windows angled away from dwellings to the east.

- 5.9 The proposed buildings are mostly two-storey (with a drop to one-storey at the south) and pitched. Whilst they are blocks of flats, they read as a terrace across the site, which helps in its incorporation into the surrounding area. The massing of the development is broadly in line with the other surrounding developments in the area.
- 5.10 Both buildings have pitched roofs, as per the established surrounding developments. It is clear that consideration has been given to good design as elements such as the gas risers are proposed to be recessed so that they are not visible in the elevations. This attention to detail is welcomed.
- 5.11 The entrance to the smaller building (which will be the most publicly visible) is made distinctive with a zinc clad canopy which projects over the staff office window, this is further emphasised through the use of a double height curtain wall. Both blocks main entrances, internal to the courtyard, have articulation through a double height curtain wall, which is considered appropriate and acceptable.
- 5.12 The external walls are proposed to be finished in brick and off-white rendered walls and are to be broken up with projecting window surrounds, which are clad with larch. The colour of the bricks is understood to be red which is acceptable but samples of all materials would be required (CONDITIONS 9 AND 10).
- 5.13 The footpath has been re-positioned along the western boundary and this open space establishes a buffer for the dwellings to the west, which is beneficial to the scheme. All of the open space is well overlooked, benefitting from natural surveillance.
- 5.14 The majority of the parking is positioned at the north of the site, directly off the existing vehicular access to the area, which is a logical response.
- 5.15 Existing footpaths in the area are given new links on the edges of the development, ensuring that the site is still well connected, particularly from a pedestrian perspective.
- 5.16 The proposed boundary treatments of brick pillars and timber panels are considered acceptable and the implementation of these details would be acceptable (CONDITION 14).
- 5.17 However as the verges either side of the diverted, adopted footpath, will be maintained by the Council, final details of the landscaping within the verges will be required (CONDITIONS 12 AND 13)
- 5.18 In light of the above it is considered the proposed design, scale and mass of the development is appropriate for this area and is in accordance with relevant paragraphs in the National Planning Policy Framework (NPPF), policy CS15 of the CSUCP and policy ENV3 of the UDP.
- 5.19 HIGHWAY SAFETY/PARKING

A total of twelve dwellings are proposed but initially only 7 parking bays were shown on the plan. Whilst it is acknowledged that the units are aimed at persons with learning difficulties who are unlikely to drive a car, the approval would be for C3 residential use and as such could become a standard residential development at any time in the future. In response to this the number of parking bays has been increased to 11. 8 bays are proposed to be within the site and 3, in the middle of the loop road to the north. This is still below the recommended parking standards of 1 space per 1 dwelling plus 1 per 3 for visitors but supporting information has also been provided which indicates that car ownership in the area, in particular for 1 and 2 bed flats, is low. This suggests that even if the flats were to come on the open market in the future, parking is unlikely to be an issue.

- 5.20 However as safe and level access to local amenities will be important for all future residents of the development, it is considered necessary for improvements to be made to local footways, in the form of new dropped kerbs with tactile paving at the following junctions:
- 1) On the 'loop road' footway (behind nos 2, 4 and 6 Causeway);
 - 2) Where the loop road forms a junction with Pottersway;
 - 3) At the junction of Causeway with Pottersway;
 - 4) At the junction of the southern reservoir access with Pottersway
- 5.21 The above improvements will provide level access through to the Local Centre of Carr Hill, with its Post Office, shops and bus services
- 5.22 These works would need to be carried out under a Section 278 agreement and implemented prior to the development being first occupied (CONDITION 16).
- 5.23 Bin and cycle storage has been proposed and the implementation of these facilities can be conditioned (CONDITION 15).
- 5.24 In terms of access through the site, the north to south footpath is proposed to be retained but via an alternative route. Amendments have been made to widen the footpath and the verges, so a wider, more attractive and safer route is provided and this is considered acceptable. A full lighting scheme for the footway and loop road will be required for approval as part of the Section 38 agreement. The diverted footpath and lighting scheme shall be implemented prior to the development being first occupied (CONDITION 11).
- 5.25 The existing areas of adopted highway within the applicant's red line boundary must be formally removed/'stopped up'.
- 5.26 As a result it is considered the impact on highway safety and parking is acceptable and in accordance with relevant paragraphs in the NPPF and policy CS13 of the CSUCP and policy DC1(m).
- 5.27 **RESIDENTIAL AMENITY**
The proposed development would have an impact on the outlook from neighbouring properties which back onto the site but in terms of overlooking,

loss of light, visual intrusion and overshadowing, it is considered the impact would not be significant and no letters of objection have been received.

- 5.28 Separation distances ranging from 13.1 metres at the closest point up to 18.4 metres have been proposed between the properties on Causeway to the east and the two-storey development which would limit the impact on these properties. Windows are proposed in the east facing elevations of the development facing towards Causeway but these have either been designed to be angled and are proposed to be obscurely glazed so there would be no direct overlooking. This can be conditioned (CONDITION 17).
- 5.29 The separation distances afforded to the west which exceed 20 metres to the nearest blank, two storey elevation of the proposed development is considered to be acceptable. The high boundary treatments which already exist along the back of properties on Causeway and Broadway also provide screening.
- 5.30 With regards to the loss of public amenity space, as highlighted previously no concerns have been raised by residents over the loss of this space. The footpath link is proposed to be retained.
- 5.31 To protect the amenity of residents during construction, hours of construction and other control measures can be conditioned (CONDITIONS 5 AND 6).
- 5.32 As a result it is considered the proposed development would not have an adverse impact on the amenity of neighbouring residents and is in accordance with the relevant paragraphs in NPPF, policy CS14 of the CSUCP and policy DC2 of the UDP.
- 5.33 **DRAINAGE**
The proposal is located within a Critical Drainage Area (CDA). To the north of the site, there is an area which is identified at risk of surface water flooding based upon the Environment Agency's surface water flood map during 1 in 30 year and 1 in 100 year storm events. There has also been a historic surface water flood event recorded by the Lead Local Flood Authority (LLFA) to the north of the site which is not considered in the flood risk assessment. The Strategic Flood Risk Assessment and Flood Risk Assessment also identifies a number of sewer flooding events have affected the surrounding area.
- 5.34 Given that the proposal is located within a CDA and the historic sewer and surface water flooding events in the surrounding area, it will be important to manage and control the surface water discharge from the site as close to greenfield runoff rates up to 1 in 100 year storm event in accordance with Core Strategy Policy CS17:1v and 4. It will be important to ensure that Northumbrian Water (NW) and the LLFA agrees the maximum foul and surface water discharge rates and sewer connection points in accordance with Policy CS17:2. An up to date pre-development enquiry from NW should be submitted; this has not be included in the FRA.
- 5.35 In accordance with the Core Strategy Policy CS17:4 and the National Planning Policy Guidance (NPPG), surface water should be managed following the

drainage hierarchy. The applicant has undertaken percolation tests to rule out infiltration to the ground (although it is not attached the FRA). However, it is not clear why priority has been given to discharging the surface water into the combined sewer rather than a surface water sewer.

5.36 Furthermore the use of SuDS is a material consideration for major development unless it can be demonstrated to be inappropriate. However there does appear to be space within the site and communal garden for SuDS features.

5.37 Therefore it is recommended that in accordance with the NPPF and policy CS17 of the CSUCP, a detailed drainage assessment including electronic model and detailed drainage design, construction management plan and SuDS management plans is conditioned (CONDITIONS 7 AND 8).

5.38 ECOLOGY

Generally habitats within the site are considered to be of low ecological value providing limited opportunities for a small range/number of common breeding/foraging bird species and foraging bats species. However the highly invasive non-native plant species Japanese Knotweed is present within the site. Therefore the development would need to be carried out in accordance with the submitted method statement for Japanese Knotweed (CONDITION 3) and no removal of hedgerows, trees or shrubs (including brambles and ivy) shall take place between the 1st March and 31st August unless a checking survey for breeding birds has been undertaken (CONDITION 4).

5.39 Subject to these conditions it is considered the proposed development is not in conflict with the aims and objectives of the NPPF, policy CS18 of the CSUCP or policies DC1 and ENV47 of the UDP.

5.40 CONTAMINATED LAND AND COAL MINING

The site has been assessed and inspected as part of the Council's Contaminated Land Strategy and is situated on potentially contaminated land based on previous historic use. The site was occupied by agricultural land until the construction of the existing housing estate circa 1920s/ 1930s. This site area has also previously contained houses which were demolished 2006 with the area being cleared and landscaped.

5.41 The main potential contamination source is from imported fill materials and waste material used to construct a development platform prior to construction of the former garage buildings/ housing/hardstanding on site. In addition housing is also considered to be a sensitive end use.

5.42 As such a phase 1 land contamination assessment was submitted with the application and recommended further investigations and officers agreed with this recommendation with further investigations to be conditioned. However a phase 2 assessment has since been submitted and if this is acceptable then no further investigations may be necessary. Clarification on this matter can be provided in an update report as will details of any conditions.

- 5.43 The same applies to the additional coal mining assessment which has been forwarded to the Coal Authority for further comments.
- 5.44 However overall it is considered that either through the information submitted or further information that could be conditioned, the proposed development would not conflict with the aims and objectives of the NPPF, policy CS14 of the CSUCP or policies DC1 and ENV54 of the UDP.
- 5.45 **OPEN SPACE AND PLAY SPACE**
Saved UDP policy H15 does require that new housing has access to appropriate play areas. Developments that are exclusively for students or elderly people are excluded from this requirement, as such developments but the policy does not refer to specialist housing and although it has been confirmed that the proposed development is for adults only, as the properties could be occupied by families in the future policy H15 is still relevant.
- 5.46 In response to this there are no toddler play or junior play areas located within the maximum distance of this site as specified in saved UDP policy CFR28 and it is unlikely there will be the opportunity to provide any new facilities on the basis of pooled contributions from this and other developments. As a result contributions towards these elements are not required.
- 5.47 There are teenage recreation facilities in Hodkin Park. However pooling restrictions were introduced by the Community Infrastructure Levy Regulations 2010 which means that no more than 5 obligations can be pooled in respect of an infrastructure type or infrastructure project.
- 5.48 The Council has already exceeded the five obligation maximum in respect of play provisions in this area and the contribution generated by this development alone would not be sufficient to fund the improvements required at the sites referred to above or provide new facilities. Therefore the Council cannot seek any further obligations in respect of these matters.
- 5.49 It has also been established there are not alternative sites to re-provide any open space.
- 5.50 Consequently while it cannot be concluded that the proposed development would comply with saved policies H15, CFR20, CFR28, CFR29 and CFR30 of the UDP it is considered that it is not possible to require any contribution for either play or open space provision in this case.
- 5.51 **CIL**
Gateshead Council is a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is a CIL chargeable development as it is retail or housing related. However the development is located within a Charging Zone with a levy of £0 per square metre for this type of development.

6.0 CONCLUSION

6.1 Taking all relevant issues into account it is recommended that planning permission is granted, subject to conditions as the principle of the development is acceptable and the impact on design, highways, residential amenity and other material planning considerations is acceptable and in accordance with national and local planning policy.

7.0 Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, vary and amend the planning conditions as necessary:

1

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

2819-D-20-001, Rev D, 002 Rev C, 003 Rev C, 004, 2819-D-90-002 Rev G, 007 Rev A, 008 Rev A,

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

The approved development shall be undertaken in strict accordance with Appendix 2. Method Statement for Japanese Knotweed contained within the submitted Preliminary Ecological Appraisal, Swanway, Gateshead by E3 Ecology Ltd. and dated March 2017, including the removal and proper disposal of Japanese Knotweed including all polluted and potentially polluted soils/materials.

Reason

To ensure the eradication/containment of Japanese Knotweed in accordance with policy CS18 of the Core Strategy, policy ENV47 of the Unitary Development Plan; the Wildlife & Countryside Act 1981 (as

amended); the Environmental Protection Act 1990; and the Environmental Protection Act Duty of Care Regulations 1991.

4

No removal of hedgerows, trees or shrubs (including brambles and ivy) shall take place between the 1st March and 31st August, unless a competent ecologist has undertaken a careful, detailed check of the site for active birds' nests immediately (i.e. no more than 48hrs) before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting birds within the site. Any such written confirmation should be submitted to the Local Planning Authority prior to the site being cleared.

Reason

To avoid harm to breeding birds in accordance with policies CS18 of the Core Strategy and policy DC1 of the Unitary Development Plan.

5

Construction shall only take place between the hours of 0800 hours and 1700 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays and no development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for the recycling/disposing of waste arising from demolition and construction works.

Reason

To safeguard the amenities of nearby residents and in accordance with the NPPF, saved Policies DC1, DC2 and ENV61 of the Unitary Development Plan and Policy CS14 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne

6

The development shall be carried out in accordance with the construction method statement approved under condition 5.

Reason

To safeguard the amenities of nearby residents and in accordance with the NPPF, saved Policies DC1, DC2 and ENV61 of the Unitary

Development Plan and Policy CS14 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne

7

The construction of the development hereby approved shall not be commenced until a detailed drainage assessment (including electronic model) and SuDS scheme has been submitted to and approved in writing by the Local Planning Authority. The assessment and scheme shall include: infiltration testing, detailed designs of the SuDS components, flow controls; health and safety risk assessment; construction method statement, timeline for implementation, a maintenance plan and evidence to demonstrate that there is adequate foul and surface water public sewerage capacity based on Northumbria Water's agreed discharge volumes and rates before connecting to the public sewerage system.

The maintenance plan should include the arrangements to secure the operation of the drainage scheme (including tanks, pumps, flow control, soakaways and green roof) throughout the lifetime of the development, a detailed drainage assessment including electronic model and detailed drainage design, construction management plan and SuDS management plans

Reason

To ensure appropriate drainage and the exploration as to sustainable urban drainage systems so as to prevent the risk of flooding in accordance with the NPPF and Policy CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

8

The SuDS scheme shall be implemented in accordance with the details approved under condition 7 and shall be retained as such thereafter.

Reason

To ensure appropriate drainage and the exploration as to sustainable urban drainage systems so as to prevent the risk of flooding in accordance with the NPPF and Policy CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

9

Construction of the new development hereby approved shall not commence above foundation level until samples of all materials, colours and finishes to be used on all external surfaces have been made available for inspection on site and are subsequently approved in writing by the Local Planning Authority.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the

appearance of the existing building in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

10

The materials used shall be in accordance with the details approved under condition 9 unless otherwise approved in writing by the Local Planning Authority.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

11

The new public footpath through the site, along with any new street lighting that is required for the footpath and the existing loop road to the north, shall be provided prior to the flats hereby approved being first occupied.

Reason

To provide safe pedestrian access in accordance with policy CS13 of the Core Strategy.

12

Prior to the development hereby approved being first occupied a fully detailed scheme for the landscaping of the verges either side of the new public footpath shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details and proposed timing of ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting.

Reason

To ensure that a well laid out planting scheme is achieved in the interests of the visual amenity of the area and in accordance with policy CS15 of the Core Strategy and policies DC1 and ENV3 of the Unitary Development Plan.

13

The landscaping scheme approved under condition 12 shall be implemented within the first available planting season following the approval of details and retained as such thereafter.

Reason

To ensure that a well laid out planting scheme is achieved in the interests of the visual amenity of the area and in accordance with policy

CS15 of the Core Strategy and policies DC1 and ENV3 of the Unitary Development Plan.

14

The boundary treatments on site shall be implemented in accordance with the details provided on plan references 2819-D-90-002 Revision G and 90 -005 Revision A.

Reason

In the interests of visual amenity and safety in accordance with policies CS14 and CS15 of the Core Strategy and policies DC2 and ENV3 of the Unitary Development Plan.

15

The bin and cycle stores as shown on plan references 219-D-90-002 Rev G, D-90-007 Rev A and D-90-008 Rev A shall be provided on site prior to the development being first occupied and shall be retained as such thereafter.

Reason

In order to ensure adequate provision for cyclists and in compliance with policies CS13 and CS21 of the Core Strategy, policies DC1 (m) and MWR28 of the Unitary Development Plan and the Gateshead Cycling Strategy.

16

No part of the development shall be first occupied until improvements to the pedestrian access to and from the site in the form of new dropped kerbs with tactile paving at the following junctions have been implemented:

- 1) On the 'loop road' footway (behind no's 2, 4 and 6 Causeway);
- 2) Where the loop road forms a junction with Pottersway;
- 3) At the junction of Causeway with Pottersway;
- 4) At the junction of the southern reservoir access with Pottersway

Reason

To ensure that adequate provision is made for pedestrians and in the interests of highway safety in accordance with policy CS13 of the Core Strategy.

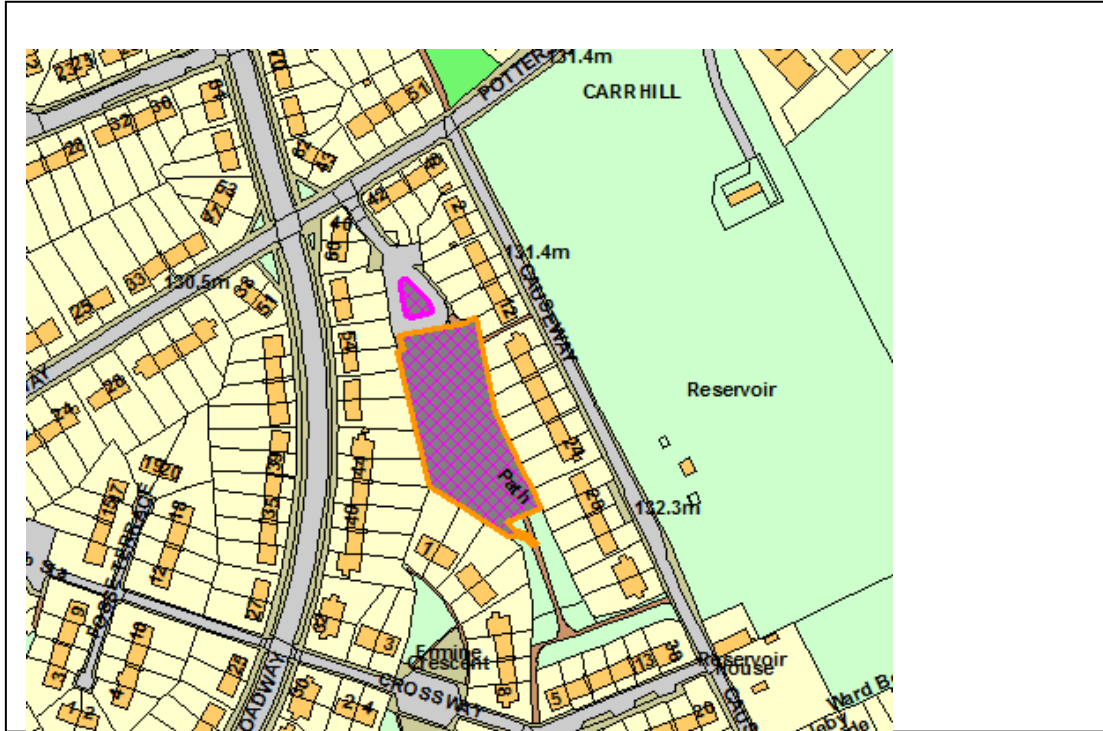
17

The windows of the development which face east, directly towards the rear of the properties along Causeway shall be glazed with obscure glass at a level three or greater (in accordance with the levels set by Pilkington). The obscure glazing shall be retained as such thereafter.

Reason

To ensure the protection of privacy for neighbouring occupiers in the interests of residential amenity, in accordance with NPPF, Saved

Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.



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