

Committee Report

Application No:	DC/18/00578/COU
Case Officer	Owain Curtis
Date Application Valid	21 June 2018
Applicant	Mr & Mrs Marken
Site:	Former Police Station Sunderland Road Gateshead NE10 9NJ
Ward:	Felling
Proposal:	Change of use from police station (sui generis) to aparthotel (use class C1) (as amended 10.10.2018)
Recommendation:	GRANT
Application Type	Change of Use

1.0 The Application:

1.1 DESCRIPTION OF THE SITE

The application site is a vacant former police station on Sunderland Road, Felling. The building is locally listed and dates from circa 1910. The site has a large off-road car park enclosed by a high brick wall with a single access onto Sunderland Road. A small area to the west of the site has been enclosed by a close boarded fence to form a separate car park.

1.2 The site is situated in a mixed area with housing to the west, a church and another aparthotel to the south and shops, housing and takeaways to the west. The site is bounded to the north by the Metro line.

1.3 There is a bus stop immediately in front of the hotel and Felling Metro station is a 250m walk away.

1.4 DESCRIPTION OF THE APPLICATION

This application is for the change of use of a former police station (sui generis) to an aparthotel (use class C1). An aparthotel provides short-term (i.e. purchased at a nightly rate with no deposit against damage being required) self-contained, self-catering accommodation. The aparthotel would contain a total of 18 accommodation units, 13 of which would be 2 bed and 5 would be 1 bed. Each accommodation unit would have its own kitchen and lounge. Externally, the applicant proposes inserting 8 windows on the northern elevation and 2 on the east.

1.5 PLANNING HISTORY

The application site had planning permission for the change of use to a youth offender's training and education centre in February 2000 and the site was subsequently used as a school.

Ref No: DC/12/00892/FUL Status: WITHDRAWN Proposal: Alterations to windows, amended access, demolition of outbuildings, alterations to building boundary and division of existing car park to create separate playground and car park (amended and additional info received 17/09/12) (Part Retrospective). Decision Date: 16.10.2012

Ref No: 58/00 Status: GRANT Proposal: Change of use from former Police Station to advice/training centre with associated office accommodation. Decision Date: 18.02.2000

2.0 Consultation Responses:

Tyne and Wear Archaeology Service: No objection

3.0 Representations:

3.1 Publicity was carried out in accordance with Article 15 of the Town & Country Planning (Development Management Procedure) Order 2015 (as amended).

3.2 One objection has been received stating that there are already issues with vans parking in the area and certain residents do not have double glazing, so they will hear more. The objection also mentions that there have been burglaries associated with the aparthotel opposite the application site and this could escalate.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS7 Retail and Centres

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

RCL5 District and Local Centres

DC1H Pollution

DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

ENV18 Locally Listed Buildings

5.0 Assessment of the Proposal:

- 5.1 The main issues to be taken into account when assessing this planning application are:
- i. the principle of development;
 - ii. visual amenity;
 - iii. impact on heritage;
 - iv. highway safety and parking; and
 - v. residential amenity.
- 5.2 **PRINCIPLE OF DEVELOPMENT**
Paragraph 85 of the NPPF states that planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. This application is for a main town centre use as defined in the NPPF and as carried forward in the Local Plan under policy CS7 of the CSUCP. Paragraph 86 of the NPPF requires the LPA to apply a sequential test to applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan.
- 5.3 The applicant has submitted a sequential test in support of the application. The sequential test shows 6 alternative sites have been considered in the Felling area. Officers concur with the sequential test which concludes that there are no suitable alternative sites within the local area therefore the sequential test is satisfied.
- 5.4 The application site is located on the edge of Felling District Centre, as identified in saved policy RCL5 of the UDP and policy CS7 of the CSUCP and is therefore located in the next best sequentially preferable area. Consequently, it is considered that the development is acceptable in principle, and the proposal would comply with the aims and requirements of the NPPF, policy CS7 of the CSUCP and saved policy RCL5 of the UDP.
- 5.5 **VISUAL AMENITY**
Section 12 of the revised NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Local policies CS15 of the CSUCP and ENV3 of the UDP reflect this.
- 5.6 The applicant proposes the insertion of a total of 8 windows, with 6 inserted on the northern elevation facing onto the Metro line and 2 on the eastern elevation facing onto the blank gable of 1 York Terrace.
- 5.7 Officers have worked with the applicant to agree the design details of the proposed windows and window surrounds and it is considered that the amended plan is acceptable and would help retain the character of the existing building, therefore the development accords with the NPPF, policy CS15 of the CSCUP and saved policy ENV3 of the UDP.
- 5.8 **HERITAGE**

The former police station is a locally listed building. Saved policy ENV18 of the UDP promotes the retention and use of such buildings provided any alterations preserve the special local architectural or historic interest.

- 5.9 Officers do not consider the insertion of the windows causes harm to the heritage value of the building. Further, during the consideration of the application the plans have been amended to ensure the main double doors on Sunderland Road are retained.
- 5.10 Given the above the development would accord with the NPPF and saved policy ENV18 of the UDP.
- 5.11 HIGHWAY SAFETY AND PARKING
Paragraph 109 of the revised NPPF states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.
- 5.12 Officers consider the number of proposed car parking spaces to be acceptable. One off-road parking space would be provided for each of the 18 units.
- 5.13 There are two existing vehicle / pedestrian access points to the site from Sunderland Road. The application proposes widening these accesses and implementing a one-way system. This is welcomed by officers and would have a positive impact in terms of highway safety.
- 5.14 Additionally, this site is situated within a highly sustainable location as Felling Metro Station is within walking distance and there are eastbound and westbound bus stops within 70 metres of the site.
- 5.15 In light of the above it is considered the proposed access and car parking provision is acceptable from a highway safety point of view and therefore accords with the aims and requirements of the NPPF and policy CS13 of the CSUCP.
- 5.16 RESIDENTIAL AMENITY
Paragraph 117 of the revised NPPF states that planning policies and decisions should, amongst other things, ensure safe and healthy living conditions. Paragraph 180 goes on to state that decisions should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health and living conditions. Decisions should, amongst other things, mitigate and reduce to a minimum, potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.
- 5.17 Local policies CS14 of the CSUCP and saved policies DC1(h) and DC2 of the UDP require that development does not have any negative impacts on nearby residents and ensures a high quality of amenity for residents.

5.18 The nearest residential property to the application site is 1 York Terrace which is immediately adjacent to the side wall of the building but separated by a back lane. The objection states that certain residents do not have double glazing so will hear more noise from the street than the average resident. It is the view of officers that the comings and goings of staff and guests, either by car or on foot, would not have an adverse impact on the residents of York Terrace. The main entrance to the aparthotel would be within the site on the western elevation leading directly from the car park, which lies some 45m west of York Terrace, therefore the proposal would not cause an appreciable level of noise and disturbance to existing residents.

5.19 As such, it is considered that the proposal would comply with the aims and requirements of the NPPF, policy CS14 of the CSUCP and saved policy DC2 of the UDP.

5.20 OTHER ISSUES

The objection states that there have been burglaries at the aparthotel on the opposite side of Sunderland Road and that this application could escalate this. No evidence has been presented to substantiate this. Data from Northumbria Police shows there are approximately 10 burglaries in the Sunderland Road area per year however the data does not specifically relate to the existing aparthotel.

5.21 COMMUNITY INFRASTRUCTURE LEVY

This application has been assessed against the Council's CIL charging schedule and the development is not CIL chargeable development as it is not for qualifying housing or retail development. Therefore, this proposal would not be charged.

6.0 CONCLUSION

6.1 Taking all the relevant issues into account, it is considered that the proposal is acceptable from a planning point of view and that subject to the planning conditions below accords with both national and local planning policies. It is therefore recommended that planning permission be granted.

7.0 Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Development, Transport and Public Protection be authorised to add, delete, vary and amend the planning conditions as necessary:

1

Prior to the first use of the aparthotel hereby approved, the accesses shall be widened, alterations to the boundary wall, installation of 600mm high railings and installation of 'In' and 'No Entry' traffic signs shall be fully implemented in accordance with drawing no C-05 Rev C dated 12.11.2018.

Reason

In the interest of highway safety and to accord with the NPPF and policy CS13 of the Core Strategy and Urban Core Plan.

Pre-commencement reason

To ensure there is adequate parking for hotel guests and staff to prevent indiscriminate parking on the public highway and to ensure the car park will not be used until there is appropriate visibility for drivers in the interests of highway safety.

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

C-01 dated June 2018

C-05 Rev C dated 12.11.2018

C-06 Rev B dated 10.10.2018

C-07 Rev B dated 10.10.2018

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

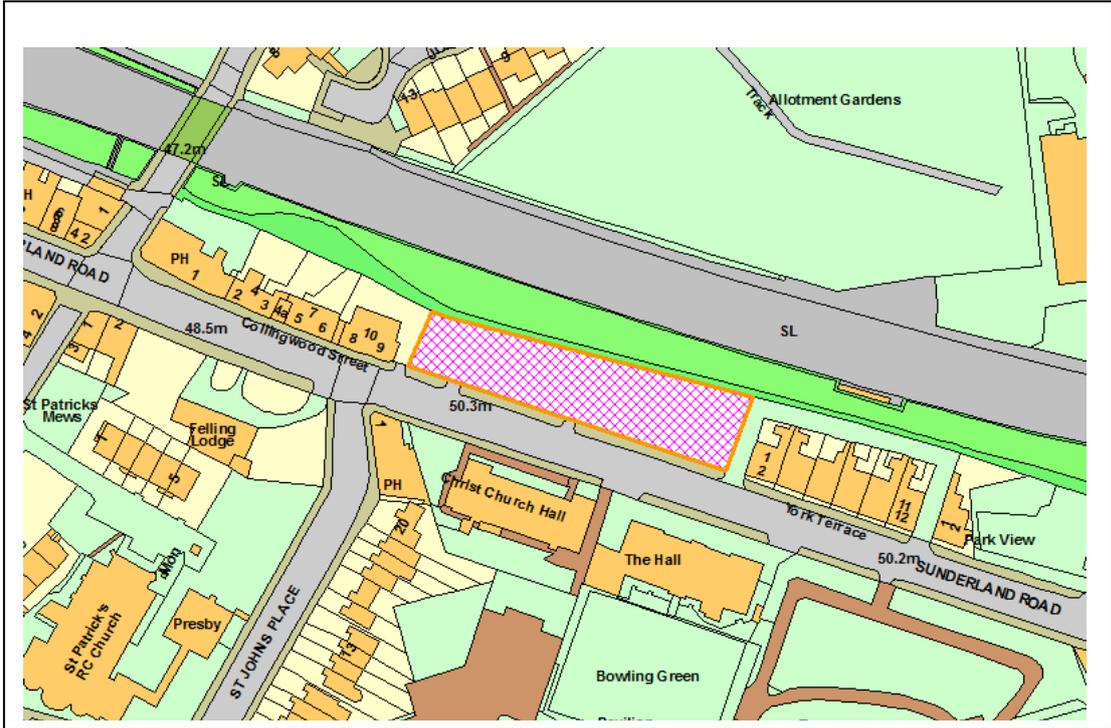
In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

4

All external materials, window frames and window surrounds shall match those of the existing building.

Reason

To safeguard the visual amenity of the area and to ensure the development does not harm a locally listed building in accordance with the NPPF, policy CS15 of the CSUCP and saved policies ENV3 and ENV18 of the UDP.



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