

Committee Report

Application No:	DC/20/00247/FUL
Case Officer	Josh Woollard
Date Application Valid	31 March 2020
Applicant	Home Group
Site:	Various Locations At Chevington, Hopedene And Rennington, Leam Lane Hendon Road And Edgeware Road, Deckham Windy Nook And Whitehills
Ward:	Windy Nook And Whitehills
Proposal:	Sub-division and conversion of 36 existing units into 54 flats (creating 19 new units) including change of use of 1 unit to office (Use Class B1); reinstatement of original 'open' nature of enclosed stairwells by removal of roofs, glazed curtain walling and external walls and relocation and installation of windows and external door openings (30-32 even, 38-40 even, 45-75 odd, 103-105 odd, 111-113, 117, 125 and stairwells at 30-44, 45-75 and 101-131 Chevington; 10, 24, 28, 36, 58, 62, 66, 70 and stairwells at 10-40 and 42-72 Hopedene; stairwells at 10-40 and 42-72 Rennington; 53 Hendon Road and 47 Edgeware Road)
Recommendation:	GRANT
Application Type	Full Application

1.0 The Application:

1.1 DESCRIPTION OF THE SITE

The application site constitutes two established residential areas within Leam Lane and Deckham.

1.2 Within Leam Lane, the application site is characterised by three-storey block of flats of typical post-modern architectural style whilst traditional two-storey dwellinghouses are also present in the area. External building materials consist of red-brick gable walls with either a rendered finish or brickwork to the principal façade. Roofs are constructed with a shallow pitch using concrete tiles. Access to the blocks of flats is provided through a mixture of covered entranceways with monopitch roofs, or a covered staircase extending up the gable elevation providing access to the first-floor properties to the rear. These are constructed from external walling and curtain walling.

1.3 Moving to Deckham, the application site comprises traditional two-storey dwellinghouses with external walls of brickwork, concrete roof tiles, with gardens to the front and rear.

1.4 DESCRIPTION OF THE APPLICATION

The planning application comprises a range of proposed works at various locations across Leam Lane and Deckham. The scope of the application is as follows:

- 30, 32, 38, 40 Chevington
- 45-75 (odd) Chevington
- 103, 105, 111, 113, 117, 125 Chevington
- 10, 24, 28, 36 Hopedene
- 58, 62, 66, 70 Hopedene
- 53 Hendon Road
- 47 Edgeware Road
- Stairwell of 30-44, 45-75, 101-131 Chevington
- Stairwell of 10-40 and 42-72 Hopedene
- Stairwell of 10-40 and 42-72 Rennington

1.5 The application proposes the following works:

- Sub-division, conversion, and change of use of:
 - 17 x 1-bedroom flats (Use Class C3)
 - 17 X 3-bedroom flats (Use Class C3)
 - 2 x 2-bedroom dwellinghouses (Use Class C3)
- to:
 - 54 x 1-bedroom flats (Use Class C3)
 - 1 x Office Unit (Use Class B1) at 61 Chevington

1.6 The Hub Office will provide on-site office space to support customers in nearby properties. It would have 1 full-time and 1 part-time employee, and the proposed opening hours are 08:00-17:00 Monday - Friday.

1.7 The application also seeks planning permission for the following external alterations:

- Removal of glazed curtain walling and external walling comprising covered walkways and entrances within the Leam Lane Estate
- Replacement and repainting of doors and galvanised steel balustrades
- Removal, replacement and repairing of water goods
- Repointing
- Minor alterations to position and style of windows

1.8 The proposed remodelling is necessary to fulfil the needs and requirements of an initiative referred to as 'Move On'.

1.9 Homes England's Move on Fund is intended to provide necessary accommodation and support to enable independent living, particularly targeted at those leaving homelessness services or domestic violence services.

1.10 This investment will be used to create Hub and Transition properties. Hub properties will be designed to provide more concentrated support for customers who require this. Transition properties will be a 'next step' and provide support

on a less intensive basis and customers will have the option to remain in their property when they are ready to have the support removed.

2.0 Consultation Responses:

Northumbrian Water No comments to make

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) Order 2015.

3.2 Four site notices were placed on site on 02.06.2020. They were placed at the following locations:

- 1-4 Between Chevington and Bavington
- 5-10 Chevington
- 11-15 Rennington
- 16-20 Hopedene

3.3 A single letter of representation has been received. The objection is summarized as follows:

- Increased potential for threat of violence and crime
- Negative impact on quality of life and peaceful enjoyment of home
- Measures for safeguarding and ensuring safety
- Deckham properties are out of character with scope of the application
- Deckham properties located away from Hub office
- Inadequate car parking and increase in traffic
- Loss of privacy and overbearing

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS7 Retail and Centres

CS9 Existing Communities

CS10 Delivering New Homes

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

H13 Local Open Space in Housing Developments

H15 Play Areas in Housing Developments

CFR20 Local Open Space

CFR28 Toddlers' Play Areas

CFR29 Juniors' Play Areas

CFR30 Teenagers' Recreation Areas

MSGP Making Spaces for Growing Places

5.0 Assessment of the Proposal:

- 5.1 The main issues to be considered in the determination of this planning application are considered to be:

PRINCIPLE OF THE DEVELOPMENT

5.2 Range and Choice of Housing

Policy CS9 seeks to (amongst other criteria) maintain a range of housing types and sizes throughout the plan area; bring empty properties back into use, support programmes of improvement; and prevent the loss of family homes, through sub-division, change of use or redevelopment.

- 5.3 Part 1 of policy CS11 of the CSUCP requires 60% of new private housing across the plan area to be suitable for and attractive to families with a minimum target of 16,000 new homes to have 3 or more bedrooms.
- 5.4 Part 3 of policy CS11 seeks to increase the choice of suitable accommodation, including those with special needs.
- 5.5 It is acknowledged that the proposals would conflict with part 1 of policy CS11 and part of policy CS9 as it would result in the loss of 17 x 3-bedroom family homes through sub-division and reduce the overall number of family homes in the Borough.
- 5.6 On the other hand, the proposal would comply with part 3 of policy CS11 and parts of policy CS9 by increasing the choice of suitable accommodation for those with special needs, bring some empty properties back into use (some

properties are vacant or have a high turnover) and improve the condition of properties.

5.7 Affordable housing

Policy CS11 requires 15% affordable housing subject to viability. All the dwellings created will be let either at Social or Affordable Rent (this will be reflected in the funding conditions of the scheme from Homes England). Therefore, the proposal would exceed the requirements of CS11.

5.8 Compliance with Employment Policy

The location of the single proposed office unit is outside of the Urban Core and outside of the nearby Leam Lane District Centre. The office unit would be intrinsically linked to the residential development and would provide necessary support to the residents of the flats. The office therefore needs to be located within close proximity to its support network. Given the small scale of the office development and its role within the wider scheme, it is considered to be appropriate in this location and is therefore acceptable.

5.9 On balance, it is considered that the benefits stemming from the scheme would outweigh the harm resulting from the loss of family housing. Therefore, it is considered that the proposed development would be acceptable, subject to all other material planning considerations being satisfied.

5.10 VISUAL AMENITY

External alterations comprise works aimed at improving the standard of housing and accommodation including replacing windows and doors, repairing, replacing and repainting water goods, and repainting existing metal balustrades. These works are considered to be acceptable and would improve the general aesthetic of the area.

5.11 The enclosed entrances and walkways within the Leam Lane Estate, provided by the glazed curtain walling and external walls, are proposed to be removed as a consequence of the current misuse of these enclosed spaces. The removal of these surfaces would reduce opportunities for graffiti for example whilst re-instating the open-nature of the stairwells would make a more pleasant, safer experience for residents when using them and improve levels of natural surveillance.

5.12 Representations raise concerns as to the inclusion of the two dwellinghouses in Deckham in the scope of the application. The external works proposed are small in scale and would consist of repointing and the replacement of the doors. It is considered that the two properties would still be in-keeping with the character of their established residential areas of Deckham.

5.13 As such, the proposal development is considered to comply with the NPPF, policy C15 of the CSUCP, and Saved policy ENV3 of the UDP, and is therefore considered to be acceptable.

5.14 RESIDENTIAL AMENITY

5.15 Future Occupants

Part 4 of Policy CS11 requires adequate space inside and outside of the home to meet the needs of residents.

5.16 Emerging policy MSGP13 sets out that new homes should be built in accordance with the Nationally Described Space Standards (NDSS).

5.17 The new flats all have an internal layout of 39 m² and above which meets/exceeds the National Space Requirements for 1-bed single-storey flat for 1 person.

5.18 It is considered that adequate space would be provided inside of the home.

5.19 In terms of external space, the 2 x 2-bedroom dwellings in Deckham benefit from a front and rear garden. With regards to the flats within the Leam Lane estate, whilst they would not benefit from any dedicated private external amenity space, there is a large area of public open space to the north-west (circa. 325m) and Oliver Henderson Park to the east (circa. 550m). Further, it is commonplace where properties are located within a wider block of flats to not have any private external amenity space. As such, it is considered that the arrangement is acceptable on balance, considering there is public open space within walking distance.

5.20 Existing Residents

The proposal would result in the creation of 19 additional units (18 residential and 1 office), but there would be an overall reduction in the number of bedrooms across the application area. As such, it is not considered that there would be a significant intensification of the use which would result in an unacceptable level of noise and disturbance for existing residents.

5.21 With regards to the external alterations and building works, these are outlined in the preceding section. The removal of the enclosed communal entrances and walkways to restore the open nature of the flats is welcomed, whilst no structures would be added which would detrimentally affect the light or privacy of existing residents.

5.22 The proposal would introduce a new office use into the area, but this is of small scale, would operate throughout the day and not into the evening, and would employ 2 staff. It is not considered that the use of 61 Chevington as a Hub office would have an unacceptable impact on the residential amenity of existing residents.

5.23 Officers are aware that there have been representations on the basis that there has been and could continue to be antisocial behaviour, as a result of the target demographic of prospective tenants. Officers would, however, draw to attention that the planning system deals with the use and development of land; rather than the identity and background of any particular occupiers of existing and proposed buildings. As noted above, officers consider that the use of the building would accord with policy.

- 5.24 It is considered that anti-social behaviour (including noise) is a matter for the management of the building in connection with the Police and the Council's Environmental Health section and should not preclude granting planning permission in this case for the reasons cited above. The Police have been consulted on this planning application and have no objection to the proposal.
- 5.25 Further, the proposal has considered the existing levels of anti-social behaviour and seek to address these issues through removing structures which create enclosed spaces and foster anti-social behaviour. Re-instating the open nature of the walkways around the estate will improve levels of natural surveillance and would remove areas which could be targeted for graffiti.
- 5.26 Taking into account the above, it is considered that the proposal would be acceptable and would comply with the NPPF, policy CS14 of the CSUCP, and Saved policy DC2 of the UDP.
- 5.27 HIGHWAY SAFETY
- 5.28 Parking Provision
With the exception of 53 Hendon Road, the properties would not benefit from any dedicated on-street or off-street parking.
- 5.29 Based upon evening site inspections, there are two locations (30, 32, 38, 40 and 45-75 (odd) Chevington) where there is the potential for on-street parking to approach saturation point as a result of this development proposal. That being said, it is not considered that significant harm to the local road network would arise from the proposed development.
- 5.30 Notwithstanding the above, it is recommended that a condition be attached requiring details of secure and weatherproof cycle storage for the units to encourage the use of alternative forms of sustainable travel.
- 5.31 It is considered that the proposed development would accord with the NPPF and policy CS13 of the CSUCP.
- 5.32 OPEN SPACE/PLAY PROVISION
- 5.33 Chevington/Rennington
In accordance with current Local Plan Policies (CS11, H13, H15, CFR20, CFR28-30) and emerging policies (MSGP41), new housing development will be supported by an appropriate level of open space and play area provision to meet the needs of the development.
- 5.34 The properties are located within the Leam Lane neighbourhood which currently has sufficient open space to meet the needs of both the area (4.24ha open space per 1000 population) and the anticipated population of the proposed development.
- 5.35 Based on the proposal (going from 26 three- and one-bedroom properties to 38 one-bedroom properties), it is estimated that the population reduces from 48.1

to 41.8 and therefore there is no additional play space required to meet this part of the proposal.

5.36 Hopedene, Edgeware Road and Hendon Road

As there is an anticipated reduction in population from the development, no open space and play contributions will be required for this part of the application.

5.37 Edgeware Rd and Hendon Rd (Deckham Ward)

As there is an anticipated reduction in population from the development, no open space and play contributions will be required for this part of the application.

5.38 The proposed development would therefore accord with national and local planning policy in respect of open space and play provision.

5.39 COMMUNITY INFRASTRUCTURE LEVY (CIL)

On 1st January 2017 Gateshead Council became a CIL Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is not CIL chargeable development. As such no CIL charge is liable.

5.40 OTHER MATTERS

One representation raises concerns that the two dwellinghouses proposed to be converted in Deckham are too remote from the hub office in Leam Lane. It is considered that this concern relates to the management of the service provided by Home Group and is not an issue relevant to planning and the acceptability of the proposal in planning terms.

6.0 **CONCLUSION**

6.1 Taking all the relevant issues into account, it is recommended that planning permission be granted, as the proposal has been able to demonstrate that it would be acceptable, subject to conditions. It is considered that the proposal does accord with national and local planning policies and the recommendation is made taking into account all material planning considerations including the information submitted by the applicant and third parties.

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 -

BS/19/90/TYPET/03

BS/19/90/TYPET/04

BS/19/90/TYPET/05

BS/19/90/TYPET/06
BS/19/90/TYPET/07
BS/19/90/TYPET/08
BS/19/90/TYPET/09
BS/19/90/TYPET/10
BS/19/90/TYPET/11
BS/19/90/TYPET/12
BS/19/90/TYPET/13
BS/19/90/TYPET/14
BS/19/90/TYPET/15
BS/19/90/TYPET/PP
BS/19/90/TYU/PP

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 development hereby permitted shall be constructed entirely of the materials detailed on the submitted Application Form.

Reason

To ensure that the external appearance of the development is of an appropriate design and quality 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.

4

Prior to first occupation of the units hereby permitted, full details of secure and weatherproof cycle storage for each unit, including their number, type and location, shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason

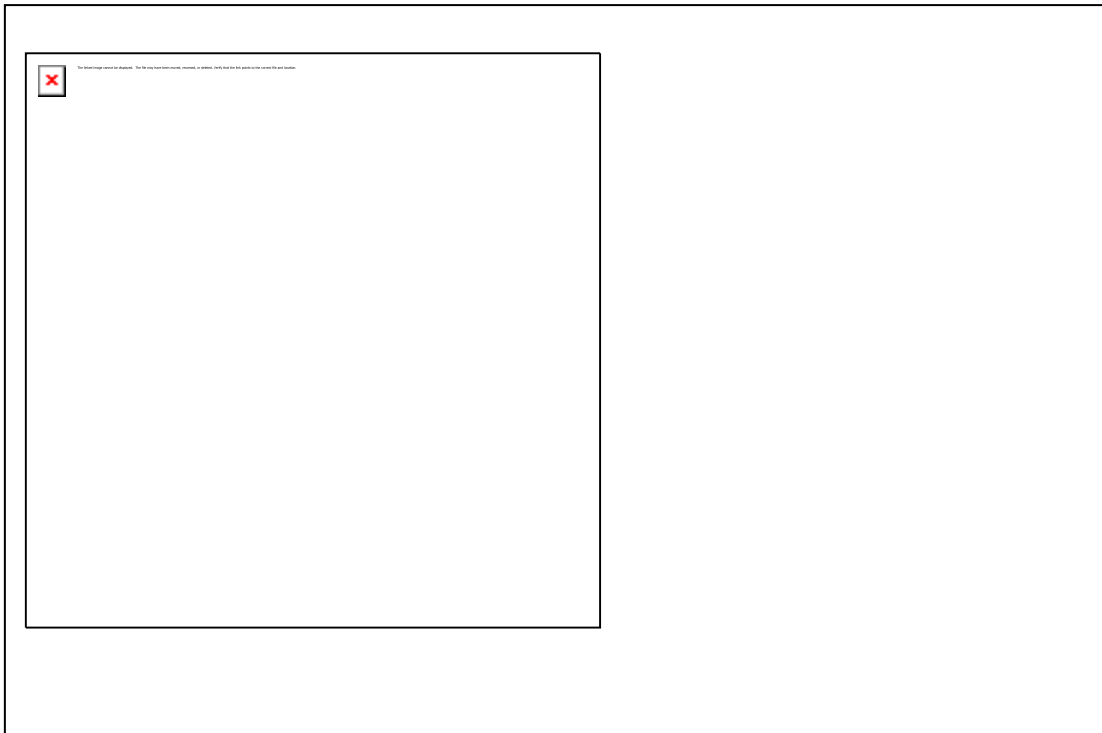
In order to encourage sustainable modes of travel and in accordance with CSUCP policy CS13 and Gateshead Cycling Strategy.

5

The details approved under condition 4 shall be implemented wholly in accordance with the approved details prior to the first occupation of each unit hereby permitted and retained for the life of the development thereafter

Reason

In order to encourage sustainable modes of travel and in accordance with CSUCP policy CS13 and Gateshead Cycling Strategy.



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