

**Committee Report**

<b>Application No:</b>	<b>DC/20/00660/FUL</b>
<b>Case Officer</b>	<b>Amy Dunbar</b>
<b>Date Application Valid</b>	<b>29 July 2020</b>
<b>Applicant</b>	<b>Eva Szewczyk</b>
<b>Site:</b>	<b>3 Hillcroft South Station Road Low Fell Gateshead NE9 6HD</b>
<b>Ward:</b>	<b>Low Fell</b>
<b>Proposal:</b>	<b>Erection of detached dwelling (amended plans and additional information submitted 25.09.2020, 28.09.2020, 30.10.2020, 23.11.2020 and 16.12.2020).</b>
<b>Recommendation:</b>	<b>REFUSE</b>
<b>Application Type</b>	<b>Full Application</b>

**1.0 The Application:****1.1 DESCRIPTION OF SITE**

The application site concerns a rectangular shaped plot currently occupied by several mature trees and overgrown vegetation. The site is accessed via a communal access road off Station Road and lies to the west of Saltwell Road South.

1.2 It is tightly bound by residential properties with Hillcroft South lying immediately to the north of the site and Hillcroft North situated beyond this. Hillcroft Lodge, 104 Saltwell Road (first floor flat) and 42 Station Road (ground floor flat) are located immediately to the east. To the south lies the communal garden belonging to Glenside Court with Westfield Lodge located beyond this and to the west there is an electricity substation and housing on Brekenbeds Road.

1.3 The application site is located within the Saltwell Conservation Area.

**1.4 DESCRIPTION OF APPLICATION**

The application seeks to construct a two-storey, 3-bedroom dwelling with the provision of two parking spaces and a new vehicle access off the communal access road associated with the Hillcroft properties.

1.5 The proposed dwelling would be of a contemporary design finished with light grey render, timber cladding and featuring a grass roof.

**1.6 PLANNING HISTORY**

701/82- planning permission granted for demolition of lodge and erection of a dwellinghouse (as amended) dated 7<sup>th</sup> September 1982

774/87- planning permission refused for erection of three-storey building containing four flats dated 2<sup>nd</sup> October 1987

15/90- planning permission granted for Erection of two flats (use class C3) dated 1<sup>st</sup> March 1990

581/97- planning permission refused for erection of two dwellinghouses dated 2<sup>nd</sup> October 1997

588/98- planning permission refused for construction of five additional car parking spaces with associated vehicle turning head in garden area on west side of flats dated 13<sup>th</sup> July 1998

614/98- planning permission granted for installation of ground floor window in north elevation of dwellinghouse (amended 22/6/98) dated 31<sup>st</sup> July 1998

847/98- planning permission granted for conversion of second floor of dwelling to form a two bedroomed flat (amended 22/9/98) dated 1<sup>st</sup> October 1998

DC/05/01326/FUL- planning permission granted for conversion of loft space to flat (use class C3) involving installation of 2 x dormer windows, and 1 x rooflight at rear; 3 rooflights at side and 3 rooflights at front and 1 replacement window on rear elevation (amended 06/10/05) dated 9<sup>th</sup> November 2005

DC/07/00418/FUL- planning permission granted for conversion of maisonette to two flats including installation of two dormer windows in roof space at front and rooflights in roof space at rear and side dated 3<sup>rd</sup> May 2007

## **2.0 Consultation Responses**

None.

## **3.0 Representations:**

3.1 The Council issued neighbour notification letters to properties surrounding the application site on 3<sup>rd</sup> August 2020 and 11<sup>th</sup> August 2020. A site notice was also displayed on site dated 19<sup>th</sup> August 2020. Following the submission of amended plans and additional information, neighbours were reconsulted on 6<sup>th</sup> November 2020.

3.2 13 letters of representation have been received which are summarised below:

- Increase in traffic/ congestion on private access road
- Location of proposed access would create vehicle manoeuvring difficulties
- Noise disturbance as a result of increased traffic
- Increase in air pollution from vehicles using proposed driveway/ parking area
- Highway safety- increased risk of vehicle and pedestrian accidents
- Proposed driveway is 'obscured' and has steep gradient- risk of collisions
- Highways Officer assessment of accident risk

- Traffic and noise disturbance as a result of building works and deliveries
- Impact on waste servicing during construction
- Increased demand for parking and risk of further indiscriminate parking
- Concerns that emergency services will not be able to access site
- Right of access to application site has not been agreed
- Overlooking into private garden space and habitable rooms
- Loss of privacy
- Loss of natural light entering nearby properties
- Loss of view
- Overshadowing
- Development would have an intrusive and overbearing impact
- Proposed boundary treatment could result in loss of light
- Overdevelopment
- Health implications
- The resulting property is likely to be unaffordable
- Loss of property value
- Development would disturb local wildlife, nature and habitats
- Loss of trees
- Living roof is not an appropriate replacement for trees
- Works to trees would require access to grounds of Glenside Court
- Concerns over cost implications of any tree pruning works
- Disruption to natural setting of area
- Out of character with surrounding area
- Negative impact on conservation area and historic environment
- Loss of garden and open space
- Green roof may become an 'eyesore' if not maintained
- Building works may result in subsidence or damage to Hillcroft buildings
- Proposed driveway would be on land owned by residents of Hillcroft North and South and access would involve demolition of wall also owned by the same residents
- Development would set a precedent for development in gardens
- Site description as 'unused wasteland' is inaccurate
- Details of application are 'misleading'
- Flood risk
- Restrictive covenant

#### **4.0 Policies:**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS9 Existing Communities

CS10 Delivering New Homes

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS18 Green Infrastructure/Natural Environment

MSGP12 Housing space standards

MSGP15 Transport aspects of the design of new development

MSGP17 Residential amenity

MSGP20 Land contamination and land instability

MSGP24 Design quality

MSGP25 Conservation and enhancement of heritage assets

MSGP36 Woodland, trees and hedgerows

MSGP37 Biodiversity and geodiversity

MSGP48 Waste management facilities in new development

## **5.0 Assessment of the Proposal:**

- 5.1 The key considerations to be taken into account when considering this planning application are the principle of the development, visual amenity, residential amenity, highway safety, designated heritage assets, ecology, arboriculture and land conditions.
- 5.2 **PRINCIPLE OF DEVELOPMENT- HOUSING DEMAND AND POLICY**  
The application site is not allocated for housing and is therefore classed as a windfall housing site. The site is located within an established residential area where there are recreational and community facilities, such as urban green space and playing fields, situated nearby. The site is also close to the Team Valley Industrial Estate which is a primary employment area and is easily accessible by public transport and is well linked to key road networks. Based upon this assessment, in housing policy terms, the site is considered to be in principle, an appropriate location for a new dwelling.
- 5.3 The proposal would afford a new dwelling to the local housing stock and would therefore contribute towards delivering new housing within Gateshead in accordance with policy CS10 of the CSUCP.
- 5.4 The NPPF states that development should make efficient use of land and, amongst other things, avoid new homes being built at low densities. The density of the development would equate to 35 dwellings per hectare and its therefore considered to be of a density that makes efficient use of the site.

## 5.5 HOUSING CHOICE

Policy CS11 of the CSUCP specifies that 60% of new private housing across the plan area should be suitable for and attractive to families with a minimum target of 16,000 new homes to have 3 or more bedrooms. Furthermore, Policy CS9 seeks to ensure that existing communities will be sustainable places of quality and choice. This should be achieved by, amongst other things, maintaining a range of housing types and sizes throughout the plan area.

5.6 The proposed development would provide a reasonably sized family home with three bedrooms and outdoor space in a sustainable location which accords with policy CS9 and CS11 of the CSUCP.

## 5.7 RESIDENTIAL SPACE STANDARDS

Policy CS11(4) requires that new residential development provides adequate space inside and outside of the home to meet the needs of residents.

5.8 Policy MSGP12 requires new residential development to, at minimum, achieve the Nationally Described Space Standards (NDSS) in order to ensure adequate space is provided inside the home and therefore ensuring new homes are of a high standard and quality. However, the supporting text to MSGP12 (paragraph 5.8) explains that the requirement to comply with the NDSS is to be introduced one year after the adoption of the MSGP, to allow for a period of transition in accordance with national guidance.

5.9 As indicated on the proposed floor plans, the smallest bedroom located on the ground floor of the property, would fall slightly short of the NDSS technical requirements for a single bedroom. The NDSS indicates that a minimum floor area of 7.5m<sup>2</sup> and a minimum width of 2.15m should be achieved. In this case the proposed floor plans demonstrate a floor area of 7.4m<sup>2</sup> and a width of 2m.

5.10 The proposed plans demonstrate that the remaining bedrooms exceed the minimum technical requirements for floor area and width and the minimum gross internal floor area and built-in storage requirements for a 3-bedroom, 5 persons dwelling have also been exceeded.

5.11 Despite the minor shortfall identified for the smallest bedroom on the ground floor, it is considered that this would not result in an inadequate amount of internal living space. Overall, the proposed development would not be harmful to the residential amenity of future occupiers when considering internal space standards.

5.12 In terms of housing policy, the principle of the development is considered acceptable subject to all other material planning considerations being satisfied.

## 5.13 IMPACT ON DESIGNATED HERITAGE ASSETS/ VISUAL AMENITY

The NPPF requires that new development makes a positive contribution to local character and distinctiveness and that heritage assets are sustained and enhanced. Where development amounts to harm to a heritage asset, it should be demonstrated that this harm can be justified and outweighed through providing public benefits.

- 5.14 The application site is located within the Saltwell Conservation Area. Policy MSGP25 deals with the sub-division of gardens and grounds in a conservation area. This policy states that sub-division of gardens and grounds will only be supported where one of the following criteria is applicable; where there is historic evidence to demonstrate that the garden was previously sub-divided into physically separate plots, where development will not harm the historic environment or where development contributes to the restoration of a historic park or garden.
- 5.15 Historic OS maps have been consulted and there is no evidence that this plot has been previously subdivided nor would the development contribute towards the restoration of a historic park or garden therefore, in order to be considered acceptable the development must not result in harm to the historic environment.
- 5.16 The Saltwell Conservation Area Character Appraisal (IPA17) describes the immediate locality as a 'leafy suburb' with trees being a major contributor to the character of the area. The application site is located immediately adjacent to Hillcroft South and is historically part of the grounds of the Hillcroft Estate, a pair of large Victorian villas which have since been converted into flats, the application site has remained undeveloped since the villas were built in the late 19<sup>th</sup> century.
- 5.17 The applicant has stated that the application site has been legally separated from the wider Hillcroft site and is now a distinct area of freehold land surrounded by a fence. Despite the legal ownership of the land, there is no historic evidence, as demonstrated through the sites planning history and a review of historic OS maps, that this plot is separate from the wider site.
- 5.18 As mentioned, the proposed dwelling would occupy the garden adjacent to 3 Hillcroft South. The character appraisal states that development within gardens and grounds has reached a 'critical stage' and therefore any further development of this nature should not harm the historic character of the area particularly through the loss of mature tree cover.
- 5.19 The development would result in the loss of a substantial amount of mature tree cover, which is visible from the wider public realm, and would adversely affect the setting of the conservation area by encroaching on the adjacent historic building.
- 5.20 The development would be of a contemporary design, incorporating timber cladding, a grass roof and a grey cement render finish however the applicant has indicated that the palette of materials could be modified to better resemble adjacent properties e.g. use of red brick or stone. The site would also incorporate a significant area of permeable block paving which would form part of the driveway, parking area and outdoor amenity space with a limited amount of soft landscaping.

- 5.21 Consideration has been given to the design of surrounding properties including 42 Station Road and 104 Saltwell Road South which are of a red brick design and resemble the modern design of the proposed dwelling. Despite this, these dwellings were granted planning permission on 1<sup>st</sup> March 1990 (ref.15/90) prior to the designation of the Saltwell Conservation Area therefore at the time of assessment, local planning policies intended to protect designated heritage assets would not have been available to consider against the proposed development.
- 5.22 It is accepted that a number of incongruous extensions and alterations have been made to Hillcroft North, Hillcroft South and Hillcroft Lodge however these should not be replicated elsewhere within the conservation area in order to avoid any further harm.
- 5.23 Notwithstanding previous unsympathetic development in the immediate locality, the contemporary design of the development in terms of its form and materials is not considered to be of a poor architectural design, despite not adhering to the character of the surrounding area, therefore the development's impact on the visual amenity of the surrounding area would not contribute towards a refusal of planning permission.
- 5.24 Despite this and with respect to the siting of the development, it would physically sub-divide the grounds of Hillcroft South resulting in harm to the conservation area by erosion of the area's special character.
- 5.25 Overall, the proposal would result in less than substantial harm to a designated heritage asset through contributing to the erosion of the quality and the character of the conservation area. NPPF paragraph 194 requires that any harm to the significance of a designated heritage asset, should require clear and convincing justification and NPPF paragraph 196 requires that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Although, the development would result in the provision of one family sized dwelling which would contribute towards the provision of new housing within Gateshead, this public benefit is not considered significant enough to outweigh the harm to a designated heritage asset. Furthermore, without clear and convincing justification the proposed development would conflict with the aims and objectives of the NPPF and be contrary to policy CS15 of the CSUCP and policies MSGP24 and MSGP25 of the MSGP Local Plan Document.
- 5.26 RESIDENTIAL AMENITY  
Paragraph 127 of the NPPF requires that planning policies and decisions should ensure that development will achieve a high standard of amenity for existing and future users. This is reflected in local policy CS14 of the CSUCP which requires that the wellbeing and health of communities will be maintained and improved by preventing negative impacts on residential amenity.
- 5.27 Policy MSGP17 recognises amongst other things, that existing residential areas are vulnerable to amenity issues where building density is increased as a

result of the sub-division of curtilages to create new building plots particularly as a result of a loss of privacy and reasonable levels of outlook.

- 5.28 Due to the location and restricted size of the application site, there would be limited separation distances between the proposed dwelling and the surrounding residential properties.
- 5.29 The east facing, relatively blank elevation of the proposed dwelling would be 4.5 metres away from a habitable room window serving 42 Station Road. Due to the ground level difference between the two properties, the height of the blank elevation as viewed from ground level at 42 Station Road would be 3 metres. Further to this, the distance between the east elevation of the proposed dwelling and the boundary of the private yard belonging to 42 Station Road is just 1 metre.
- 5.30 Consequently, the development would have a significant overbearing and oppressive impact on 42 Station Road as a result of a loss of outlook from a habitable room window and would also overshadow the private yard and habitable room to an unacceptable degree.
- 5.31 The north facing elevation of the proposed dwelling would be 9.9 metres away from the south elevation of Hillcroft South which contains a number of habitable room windows. Furthermore, the proposed parking area and driveway would be situated 1 metre away from the south elevation of Hillcroft South.
- 5.32 To ensure that the privacy of residents is maintained and to prevent overshadowing, The Council's Household Extensions and Alterations Supplementary Planning Document requires that a minimum distance of 13 metres is maintained between elevations containing habitable room windows and blank elevations.
- 5.33 The principle elevation of the proposed dwelling does not contain habitable room windows and all windows on this elevation would be obscurely glazed which would overcome some privacy issues however there is likely to be a significant level of overshadowing and loss of daylight due to the position of the two properties in relation to one another as well as the height of the proposed dwelling from ground level (approximately 6 metres).
- 5.34 Based upon the proposed autotrack drawing it is considered that residents occupying the ground floor flat of Hillcroft South in particular, would be exposed to disturbance created by car headlights shining into the windows of the property whilst vehicles are manoeuvring in and out of the site. Furthermore, it is also considered that the use of the proposed driveway/parking area would create an unacceptable level of noise disturbance and activity as a result of vehicles being driven and parked immediately in front of habitable room windows.
- 5.35 The applicant has suggested installing boundary treatment along the common boundary between the application site and Hillcroft South however it is anticipated that any significant boundary treatment in such close proximity to

habitable rooms would again be harmful to the amenity of the occupiers therefore this would not be an appropriate solution.

- 5.36 Finally, the first-floor bedroom window on the south elevation of the proposed dwelling would overlook the private garden space belonging to Glenside Court. This elevation would also be within 21 metres of the north facing elevation of Westfield Lodge which contains habitable room windows. Again, it is considered that this arrangement would infringe upon the privacy of residents occupying Glenside Court as well as the residents occupying the habitable rooms on the north elevation of Westfield Lodge.
- 5.37 The applicant has also suggested that a high fence could be erected along the south and west boundaries of the site to overcome the privacy concerns regarding Glenside Court and Westfield Lodge. To provide effective screening, any boundary treatment would have to be of a significant height and would result in a poor outlook from the ground floor and first floor bedroom windows of the proposed dwelling which would ensue poor quality living conditions for future residents. For this reason, the applicant's suggestion of installing a high fence along these boundaries would not be appropriate.
- 5.38 Overall, due to the close proximity of the proposed dwelling to existing residential properties and the location of habitable room windows, it is considered that the proposed development would have a harmful impact upon the living conditions of existing residents as a result of a loss of privacy and outlook, an increase in overshadowing of habitable rooms and private garden space, noise and light disturbance, and by means of having an overbearing and oppressive impact. For this reason, the proposal conflicts with the aims and objective of the NPPF, policy CS14 of the CSUCP and policy MSGP17 of the MGSP Local Plan Document.
- 5.39 **TRANSPORT AND HIGHWAY SAFETY**  
The application proposes that all vehicle and pedestrian access to the site will be via an existing shared access road off Station Road. This access road currently serves residents occupying Hillcroft North, Hillcroft South, Hillcroft Lodge and 42 Station Road.
- 5.40 The access road serving the site is unable to accommodate two-way traffic movements and there is no footway leading to the plot, the access is also situated close to the Saltwell Road South roundabout.
- 5.41 Highways Officers have assessed the proposal and although the proximity of the site access to the Saltwell Road South roundabout is not ideal, Gateshead Council's accident database has been interrogated which demonstrates that there have been no accidents reported in the last 5 years. Furthermore, this is an existing pedestrian and vehicle access for a number of residential properties therefore it is considered that the additional trips generated by one additional dwelling would, on balance, not be significant enough to warrant a refusal of planning permission on highway safety grounds.

- 5.42 Additional plans, including an autotrack drawing, were submitted to demonstrate that the proposed driveway would not exceed a gradient of 1:8 and that a driver would be able to turn within the curtilage of the site, exiting in a forward gear. This would ensure that the driveway is of a useable gradient and would provide a sufficient level of visibility to drivers manoeuvring in and out of the site.
- 5.43 Regarding car parking for the development, two adequately sized car parking spaces would be provided along with an electric vehicle charging point which is welcomed.
- 5.44 The application has not proposed the provision of secure and weatherproof cycle parking however this could be secured through imposing a planning condition, should consent be granted.
- 5.45 The proposal would make use of an existing pedestrian and vehicle access road without having any significant additional impact on highway capacity and safety and would provide onsite car parking to the levels set out in the Council's car parking standards. Subject to the provision of cycle parking, the application is in accordance with policy CS13 of the CSUCP and policy MSGP15 of the MSGP Local Plan Document.
- 5.46 ECOLOGY  
Habitats and features within and immediately adjacent to the proposed development site have the potential to support statutorily protected and priority/notable species including but not limited to bats, breeding birds, amphibians and hedgehog. The site also forms part of a wildlife corridor.
- 5.47 An ecological survey and biodiversity net gain assessment has been submitted to support this application which demonstrate that the development would result in a net loss in biodiversity of 20.18%.
- 5.48 The application proposes to mitigate this loss in biodiversity through replacing the woodland habitat with small urban trees and replacing the woodland understorey and field layer with an extensive green roof. Furthermore, a contribution towards offsite habitat creation/ enhancement has been proposed as a solution however an appropriate scheme has not been agreed with Council Officers.
- 5.49 Despite the significant loss in biodiversity proposed, there is the potential for this to be mitigated through the provision of appropriate onsite and offsite mitigation and/or compensation measures which address the residual impacts of the development and ensure the delivery of a scheme which would secure the minimum of a 10% net gain in biodiversity.
- 5.50 Subject to conditions and/or obligations to secure an appropriate scheme for a net gain in biodiversity, the application would be in accordance with policy CS18 of the CSUCP and policy MSGP37 of the MSGP Local Plan Document.
- 5.51 ARBORICULTURE

The application site contains a number of large mature trees therefore a tree survey has been submitted to support this application.

- 5.52 The trees within the site boundary and immediately surrounding the site are not subject to a Tree Preservation Order however they are protected by virtue of the Conservation Area.
- 5.53 The tree survey concludes that a number of the trees are in poor condition with limited life expectancies and would therefore require removal for arboricultural reasons. This is accepted however the proposal would require the removal of at least four trees with no opportunity for replacement planting on site. Based upon the proposed plans, there is no realistic viable opportunity to retain the trees.
- 5.54 As concluded in the ecological assessment of this application, the loss of trees could be compensated through attaching a planning condition and/or obligation for a scheme for replacement planting elsewhere.
- 5.55 Although the harm to the ecological value of the site could be overcome, the harmful impact on the historical importance of the site, in the context of the conservation area, cannot.
- 5.56 No specific tree is considered to be of a high value, however the trees as a collective make an important contribution to the historical importance of the conservation area therefore the loss or damage of these trees would be harmful to the conservation area particularly as there is no realistic prospect for onsite mitigation.
- 5.57 Overall, the development would result in the loss of trees, which are an important feature within the conservation area, on a site in which a positive scheme for mitigation cannot be reasonably implemented therefore the proposal conflicts with policy MSGP36 of the MSGP Local Plan Document.
- 5.58 **LAND CONDITIONS- CONTAMINATED LAND**  
The applicant proposes a sensitive end use of the site therefore a Preliminary Risk Assessment (PRA) has been submitted with the application and the application site has been assessed and inspected as part of the Council's Contaminated Land Strategy.
- 5.59 The site has been identified as a garden/open space since the construction of the Hillcroft properties in the late 19<sup>th</sup> Century and has remained undeveloped since that time. Based on its historic use, it is unlikely that the site will be affected by ground contamination.
- 5.60 The Local Planning Authority is satisfied that no further site investigation works would be required prior to the commencement of the development, if it were to be granted. The proposal therefore complies with policy CS14 of the CSUCP and policy MSGP20 of the MSGP Local Plan Document.
- 5.61 **LAND STABILITY**

The Coal Authority has identified that the site is not situated within a 'Development High Risk Area' therefore it is not anticipated that coal mining legacy issues would pose a risk to the proposed development. If permission were to be granted, it is not considered necessary to condition that a Coal Mining Risk Assessment is carried out at this site as the proposal is in accordance with policy MSGP20 of the MSGP Local Plan Document.

#### 5.62 WASTE MANAGEMENT

It is considered that the plot is of ample size in which to store wheeled bins and the site has sufficient access to the existing road for emptying therefore the proposal is in accordance with policy MSGP48 of the MSGP Local Plan Document.

#### 5.63 OTHER MATTERS

Objections have been put forward which concerns matters that are not considered material planning issues. These are:

- loss of property value

- loss of an open view

- issues regarding land ownership

- claims that misleading information has been submitted and that site description is inaccurate

- affordability of the resulting dwelling

- problems arising from the construction period, specifically concerns regarding disruption to waste collection, disruption during deliveries, increased traffic, access, noise, parking of work vehicles and noise disturbance

- matters that would be addressed under the Building Control process including drainage details to control flood risk, land stability due to tree roots and impact on the stability of adjacent properties

- legal agreement/easement regarding private right of access to site

- existence of a restrictive covenant

- health implications of development

### 6.0 CONCLUSION

6.1 Taking all of the relevant issues into account, it is considered that the proposed development is unacceptable as it would involve the felling of trees and the subdivision of grounds within a conservation area that would result in harm to the historic environment and it would also have an unacceptable impact on the living conditions of existing residents. The proposed development does not accord with the relevant national and local planning policies therefore it is recommended that planning permission is refused.

### 7.0 Recommendation:

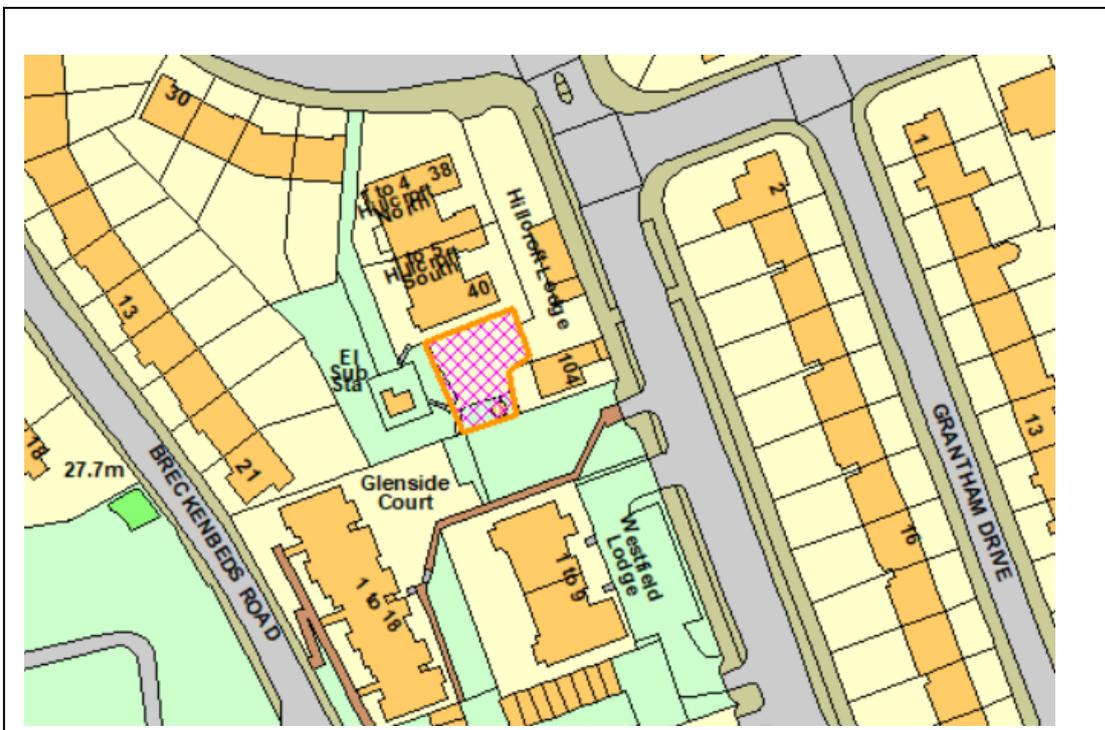
That permission be REFUSED for the following reasons:

1

The proposed development would result in less than substantial harm to the special character of the Saltwell Conservation Area by means of subdivision of grounds and loss of trees, that would not be outweighed by public benefits nor does the application demonstrate clear and convincing justification for the harm to the Conservation Area. The proposal is contrary to the aims and objectives of the National Planning Policy Framework, Policy CS15 of the Core Strategy and Urban Core Plan and polices MSGP24, MSGP25 and MSGP36 of the Making Spaces for Growing Places Local Plan Document.

2

Given the location of the site, the layout of the development and the limited separation distances between habitable room windows on both the proposed dwelling and existing residential properties; the development would have a detrimental impact on the living conditions of existing residents due to noise and disturbance, loss of privacy, loss of outlook, overshadowing and by means of the overbearing and oppressive nature of the development therefore the proposal would conflict with the aims and objectives of the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and policy MSGP17 of the Making Spaces for Growing Places Local Plan Document.



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