

PLANNING AND DEVELOPMENT COMMITTEE AGENDA

Wednesday, 28 April 2021 at 10.00 am in the <https://youtu.be/Nakz4rNACH8>

From the Chief Executive, Sheena Ramsey

Item	Business
1	Apologies for Absence
2	Minutes The Committee is asked to approve as a correct record the minutes of the meeting held 7 April 2021 (copy previously circulated).
3	Declarations of Interest Members to declare interests in any agenda items
4	Planning Applications (Pages 3 - 6) Report of the Strategic Director, Communities and Environment
4i	No. 1 - 3 The Court, Whickham, NE16 4HW (Pages 7 - 12)
4ii	No. 2 - Oakwood, St Mary's Terrace, Heworth, Gateshead NE10 0NN (Pages 13 - 22)

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PLANNING AND DEVELOPMENT
COMMITTEE
28 April 2021

TITLE OF REPORT: Planning applications for consideration

REPORT OF: **Anneliese Hutchinson, Service Director,
Planning, Climate Change and Strategic Transport**

Purpose of the Report

1. The Committee is requested to consider the attached schedule of miscellaneous planning applications, which are presented as follows:-

PART ONE:

Planning Applications
Applications for Express Consent under the Advertisement Regulations
Proposals for the Council's own development
Proposals for the development of land vested in the Council
Proposals upon which the Council's observations are sought
Any other items of planning control

PART TWO: FOR INFORMATION ONLY

Applications determined in accordance with the powers delegated under Part 3, Schedule 2 (delegations to managers), of the Council Constitution.

Recommendations

2. Recommendations are specified in the schedule.

The Human Rights Implications of the recommendations have been considered. Unless specified there are no implications that outweigh the material planning considerations.

Contents

Application Number	Site Location	Ward
1. DC/20/01092/HHA	3 The Court Whickham	Dunston Hill And Whickham East
2. DC/21/00075/COU	Oakwood St Marys Terrace	Felling

DEVELOPMENT PLAN

Section 38(6) of the Planning & Compulsory Purchase Act 2004 specifies that: 'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The NPPF was published in 2019 by Ministry of Housing, Communities and Local Government (MHCLG) and is a material consideration in planning decisions. The NPPF is supported by Planning Practice Guidance (PPG), which provides further detail on how some policies of the NPPF should be applied.

LOCAL PLAN

In 2015 Gateshead Council and Newcastle City Council adopted Planning for the Future Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne 2010-2030 (CSUCP). This Development Plan Document (DPD) sets area-wide planning policies for Gateshead and Newcastle (including policies setting out the amount and broad distribution of new development) and provides more detailed policies for the Urban Core of Gateshead and Newcastle.

We have carried out a Review of the CSUCP and concluded that it remains up-to-date in that it continues to be in general conformity with the provisions of the NPPF and helps to deliver the key priorities and aims of both.

The Council adopted Making Spaces for Growing Places (MSGP) on 1st February 2021, and this part of the Local Plan complements the CSUCP by setting out non-strategic allocations, designations and development management policies for Gateshead.

In accordance with the Planning and Compulsory Purchase Act 2004 (as amended) the CSUCP and MSGP form part of the statutory development plan for Gateshead. The CSUCP and MSGP between them supersede and delete all of the saved policies remaining from the Unitary Development Plan (UDP). Lists of the respective deleted UDP policies are provided in Appendix 1 of the CSUCP and Appendix 19 of MSGP.

In the report for each application, specific reference will be made to those policies and proposals which are particularly relevant to the application site and proposed development.

The Council has published Supplementary Planning Documents to indicate the preferred approach to some types of development, and give greater detail on how some policies will be considered and applied. These continue to be revised and updated where appropriate.

UPDATES

The agenda is formed and printed approximately a week prior to the Planning and Development Committee meeting. Information, correspondence and representations can sometimes be received in the intervening period. In such cases a written update report will be circulated to Members the day prior to the meeting and on occasion there may be further verbal updates to Members from officers, so that Members are aware of all material planning considerations when making their decision on applications.

SPEAKING AT COMMITTEE

Gateshead Council seeks to be inclusive in its decision making process and therefore allows applicants, agents and interested parties to make verbal representation to Members at Committee in accordance with the Council's agreed speaking rights protocol; amongst other procedural requirements, a person must have submitted a request to speak in writing at least a week in advance of the meeting, and subsequently confirmed their intention to speak.

For further details of speaking rights at committee contact the Development Management Team on (0191) 433 3150 or please view the leaflet 'Having Your Say' available from Development Management.

SITE PLANS

The site location plans included in each report are for illustrative purposes only. Scale plans are available to view on the application file or via Public Access.

PUBLICITY/CONSULTATIONS

The reports identify the responses to site notices, press notices, consultations and/or neighbour notifications which have been undertaken. The reports include a précis of the comments received, full copies of letters are available to view on the application file. In all cases the consultations and publicity have been carried out in accordance with the appropriate procedure(s).

SITE VISITS

On occasion the Committee will defer making a decision until they have viewed the application site themselves as a group. The visits are fact finding visits only and no debate or decision making will take place on the visit and no representations will be heard at these visits and therefore the Local Planning Authority will not invite applicants or third parties to attend unless for the sole purpose of arranging access to land and or/ buildings.

LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION (AS AMENDED)

The background papers material to the reports included on this agenda are:

- The application and supporting reports and information;
- Responses from consultees;
- Representations received;
- Correspondence between the applicant and/or their agent and the Local Planning Authority;
- Correspondence between objectors and the Local Planning Authority;
- Minutes of relevant meetings between interested parties and the Local Planning Authority;
- Reports and advice by specialist consultants employed by the Local Planning Authority;
- Other relevant reports.

Please note that not all of the reports will include background papers in every category and that the background papers will exclude any documents containing exempt or confidential information as defined by the Act.

These papers are held on the relevant application file and are available for inspection during normal office hours at the Communities and Environment reception, Civic Centre, Regent Street, Gateshead NE8 1HH.

Committee Report

Application No:	DC/20/01092/HHA
Case Officer	Karen Gray
Date Application Valid	1 December 2020
Applicant	Ashton McGregor
Site:	3 The Court Whickham
Ward:	NE16 4HW Dunston Hill And Whickham East
Proposal:	Proposed Single Storey Front Extension (amended plans rec'd 23.03021).
Recommendation:	GRANT
Application Type	Householder Application

1.0 DESCRIPTION OF SITE

The property is an 'L' shaped detached bungalow located on a corner site. The bungalow sits around 2 metres back from the front elevation of its neighbour at No.2 The Court. The side boundaries are bordered with timber fencing, which would be retained/replaced like for like. The hedge at the side facing Washingwell Park sits outside the curtilage of the property. There is a parking space and large garden to the front of the site.

1.1 The property is located is a cul-de-sac consisting of mainly single storey detached dwellings of similar style. Their frontages are generally not uniform but each have projecting gabled features.

1.2 DESCRIPTION OF THE PROPOSAL

The plans have been amended to incorporate a new roof form. There are two elements to the front extension:

1.3 The projecting gable is proposed to be extended forward by 3.375m with a width of 6.99m. It would provide additional space for the existing master bedroom. The gable extension would be the same height as and continue the main roof ridge line.

1.4 The rest of the front elevation would be extended forwards by 2.025m and would provide for a larger living room and kitchen/dining area and garage. All windows on the frontage would be designed as a small gabled bay window. The ridgeline of the main original roof would be extended forward to accommodate the new floor space. The ridge height would remain the same.

1.5 At the rear new bi-folding doors would replace the two existing rear glass doors belonging to the kitchen/dining room area.

1.6 PLANNING HISTORY

No previous History

2.0 Consultations

None

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 7 objections have been received. Summary of issues:

Design

- Whole of house being brought forward 2m.
- Overdevelopment
- Contrary to Household Alterations and Extensions- Areas of Special Character includes Broom Lane and should include the Court.
- Out of Character - does not respect the style and appearance of houses and the character of the locality, particularly in relation to the built form, scale and proportions, and the roof form. The depth of the intended extension will result in the balance and symmetry between properties is lost.
- Extension is huge and encroaches very near to the public highway creating an imbalance to the existing building line and over development of the front garden.
- Concerned windows should be in keeping with estate standard.

Impact on Residential Amenity

- No. 3 would be directly line with front of their property.
- Overbearing, enclosed by extension.

Building works.

- Create an increase in traffic,
- Building works- lorries, vans and cars going up and down The Court.
- On increase traffic. Disturbance early morning/late evenings. Limited access for plant machinery. Could affect access to home.
- Washingwell Park must be available for access at all times while building works take place.

3.3 Representations received on revised plan.

- One objection stating the same issues as their previous objection along with new issue the raising of the roof and materials to match exiting roof.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

MSGP15 Transport Aspects of Design of Development

MSGP17 Residential Amenity

MSGP23 Areas of Special Character

MSGP24 Design Quality

HAESPD Householder Alterations- Extensions SPD

5.0 Assessment of the Proposal:

5.1 The key considerations to be taken into account when assessing this planning application are impact on the street scene, highway impacts and residential amenity.

5.2 IMPACT ON STREET SCENE

Policy CS15 requires that new development must be of a high quality sustainable design that makes a positive contribution to the established character and identity of the local area. This is echoed by section seven of the NPPF which places a strong emphasis on the requirement for good design.

5.3 Section 8 of the Gateshead Council's Household Alterations and Extensions SPD- Front extensions, porches and canopies states that:

Extensions at the front should be designed to avoid changing the face of the house or the street scene. On semi-detached and terrace properties the design and depth of any front extension and its impact on neighbouring properties should be taken into account to avoid creating an imbalanced appearance.

All proposed extensions which front a public road or footpath, will be required to be of a high standard of design, which respects the appearance of the existing property and the character of the street scene.

Attention should be given to:

- *The existing building line within the street and the need to maintain reasonable depths of porches and front extensions*
- *The design and depth of any front extension in relation to neighbouring properties, to ensure that the balance and symmetry between properties is not lost as a result of the development*
- *A requirement for the extension to be of a scale that is both subordinate to the host dwelling and respectful of the property and context within the existing street scene*

- 5.4 The property is within an area of special character as identified under MSGP23.20. The Gateshead Placemaking SPD Interim Updated Extracts: Area of Special Character Routeways and Gateways identifies the character of this area as:

20. Broom Lane/Whaggs Lane Whickham

The main characteristics of the area are low density houses and bungalows in deep plots behind a building line set well back from road, which are often fronted by hedges.

- 5.5 The proposed extension would bring the whole of the front elevation of the existing bungalow forwards by 2 metres towards the highway. The front gable projection would come forward by 3.4m. However, it duplicates the scale and style of the existing property and retains a large degree of the front garden space being 5.5m from the road at its closest point and 10.5m setback for most of the dwelling. It is considered that this reflects similar front garden spacing to other properties in the cul-de-sac. Given the staggered building line in the street, it is not considered that this forward extension would be out of keeping.
- 5.6 It is considered that the scale and design of the development is appropriate to the host property and would not adversely affect the spacious character of the surrounding area. To ensure that the proposed development does not have an adverse effect upon the appearance of the existing building a condition relating to the proposed materials is recommended to be attached to any permission.
- 5.7 It is considered that the development is in accordance with the NPPF and policies CS15, MSGP23 and MSGP24 of the Local Plan for Gateshead and the HAESPD Household Alterations- Extensions SPD.
- 5.8 **HIGHWAY IMPACTS**
The proposal would retain the existing parking arrangements of the property and as such, not have an unacceptable impact on highway capacity, highway safety or parking provision. It is therefore considered that the proposal complies with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.
- 5.9 **RESIDENTIAL AMENITY**

The subject property currently sits approximately 2 metres back from No. 2 The Court, the adjoining property to the east. The proposed front extension would bring the front elevation forward to be in line with the front wall of No. 2 The Court. As the site is on the corner of Washingwell Park and The Court there would no significant impact on this or any other residential properties.

5.10 It is considered that the proposed development would provide an acceptable standard of amenity for neighbouring and proposed occupiers, having regard to light, outlook and privacy. Therefore, it is considered that the proposal is in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

5.11 OTHER MATTERS

The amended plans address the main design issues raised by the objectors. Building works and traffic generated by the construction are not a planning matter. The impact on residential amenity has been covered earlier in this report.

6.0 CONCLUSION

6.1 Taking all the relevant planning policies into account along with all other material planning considerations, it is recommended that planning permission be granted, subject to conditions.

7.0 Recommendation:

That permission be GRANTED subject to the following condition(s):

1

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

004 Proposed elevations, 003 Proposed floor and roof plan, 001 Existing floor plan, site and location plan and proposed site and location plan. Amended plans received on 23.03.21.

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

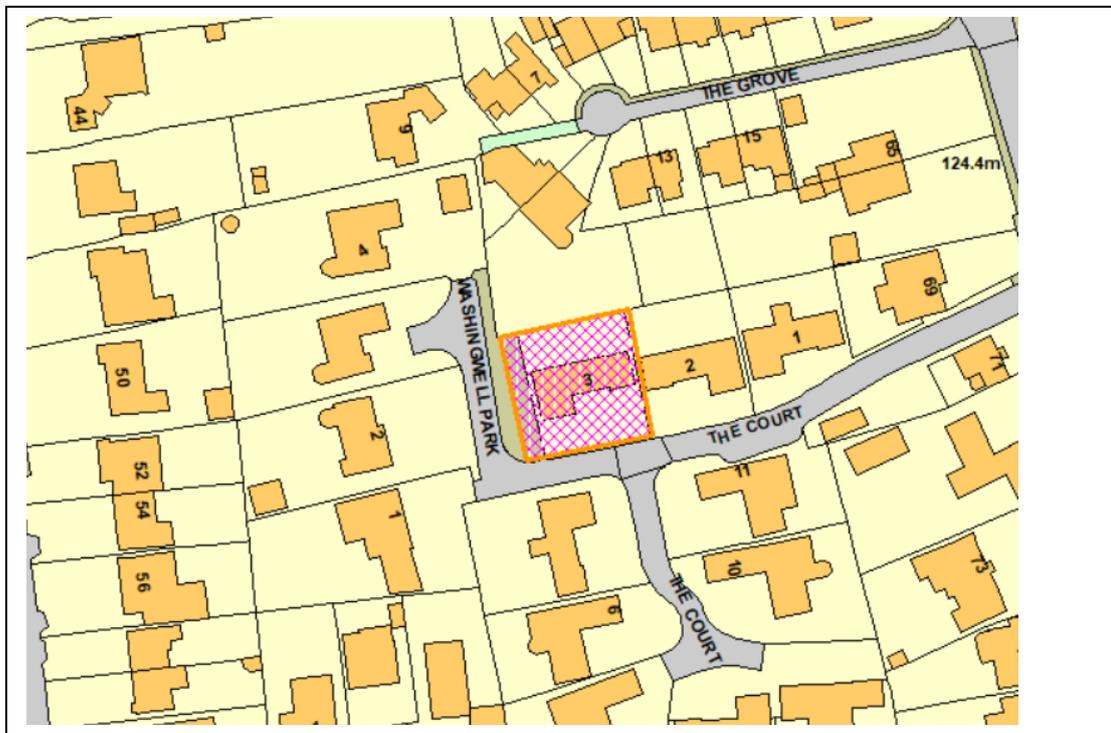
To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

All external surfaces shall be completed in materials to match those of the existing building.

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 and policies CS14, CS15 and MSGP24 of the Local Plan for Gateshead



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Committee Report

Application No:	DC/21/00075/COU
Case Officer	Josh Woollard
Date Application Valid	2 February 2021
Applicant	Mr Kheng Chua
Site:	Oakwood St Marys Terrace Heworth Gateshead NE10 0NN
Ward:	Felling
Proposal:	Change of use from dwellinghouse (Use Class C3) to seven bedroom house in multiple occupation (Sui Generis).
Recommendation:	GRANT
Application Type	Change of Use

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

The site is an existing 5-bedroom, mid-terrace dwelling. It has a moderately sized front garden and a smaller, enclosed private yard to the rear.

1.2 The terrace comprises two-storey dwellings with ground and first floor bay windows. As a result of a slight land level changes, the roof line of the properties is staggered with dwellings to the east set on a slightly lower land level than their neighbour to the west.

1.3 The dwelling faces north onto St Mary's Terrace and beyond lies Heworth Metro Station and accompanying car park. The character of the area is predominantly family housing with the exception of a public house, The Swan, to the north-east, and Eastwood assisted living residence and The Drive primary school to the south and south-west, respectively.

1.4 Parking for permit holders is available at the front of the property along St Marys Terrace. Each property can apply for two permits.

1.5 DESCRIPTION OF THE APPLICATION

The application seeks planning permission for the change of use of a 5-bedroom dwellinghouse (Use Class C3) to a 7-bedroom HMO (Sui Generis).

1.6 Whilst no external alterations are proposed, internal alterations are proposed to facilitate the change of use.

1.7 In terms of internal changes, the existing dining room and play room at ground floor level will be converted to bedrooms with en-suite bathrooms. Further alterations are proposed to ensure compliance with Building Regulations and fire safety, such as installing smoke alarms.

1.8 RELEVANT PLANNING HISTORY

1.9 There is no relevant planning history for the application site.

2.0 Consultations:

Police Comments provided

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 12 representations have been received of which 9 object to the proposed development. 1 letter of support has been received. 2 representations requested that their objection was acknowledged.

3.3 The objections are summarized as follows:

- Out of character with the area
- Increased noise and disturbance
- Loss of privacy
- Overdevelopment
- Increase in traffic
- Lack of cycle parking
- Road safety
- Increase in refuse
- Impact on drainage
- Internal works already taken place
- Upkeep of the property

3.4 The letter of support is summarized as follows:

- High quality place to live to help with the housing shortage

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

MSGP12 Housing Space Standards

MSGP15 Transport Aspects of Design of Dev

MSGP17 Residential Amenity

MSGP18 Noise

MSGP24 Design Quality

5.0 Assessment of the Proposal:

5.1 The key issues to be considered in the determination of this planning application are considered to be principle of the development, design, residential amenity, and highway safety.

5.2 PRINCIPLE OF THE DEVELOPMENT

Policy CS9(1) seeks to maintain a range of housing types and sizes throughout the plan area.

5.3 Policy CS9(4) seeks to prevent the loss of family homes, through sub-division, change of use or redevelopment and to prevent an over concentration of shared accommodation.

5.4 Policy CS9(5) seeks to prevent an over concentration of shared accommodation.

5.5 In addition, paragraph 10.11 of the CSUCP states that shared accommodation (including houses in multiple occupation) forms a very significant and valuable part of the private rented sector. It provides market housing to meet the needs of a variety of people whom, for one reason or another, either do not wish to or are unable to live in mainstream housing, in either the owner occupied or the social rented sector. However, high concentrations of shared accommodation can create problems in terms of environmental quality and residential amenity.

5.6 Whilst the proposed development would conflict with the aims of policy CS9(4) insofar that a family home would be lost, the change of use would still provide an alternative form of living accommodation and therefore there would be no overall loss of housing stock within the Borough.

5.7 In terms of whether an over concentration of shared accommodation would occur under Policy CS9(5), the Council do not have an explicit figure which is considered a threshold. However, 2011 census data shows that within the

Pelaw and Heworth ward, 11.1% of households within the ward were privately rented which is below the average of 12.5% in Gateshead.

- 5.8 Information provided by the Council's Private Sector Housing team shows that there are no licensed HMOs in the immediate vicinity,
- 5.9 Furthermore, when taken alongside the representations received, the views of local residents supports the conclusion that the predominant type of accommodation in the area is family housing and therefore it is not considered that an overconcentration of shared accommodation would occur as a result of the proposal.
- 5.10 Taking into account the above, it is considered that, whilst the proposed development would result in the loss of a single family home, the application would go some way towards providing a range of housing types in a highly sustainable location within close proximity to Heworth Metro Station. Therefore, on balance, it is considered that the proposed development would be acceptable in principle, provided all other material planning considerations are satisfied.
- 5.11 **VISUAL AMENITY**
The application proposes no external changes.
- 5.12 Internal changes required to convert the ground floor bedrooms and to ensure compliance with Building Regulations and fire safety would not be development and would not require planning permission.
- 5.13 As a result, it is considered that the development would comply with the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead.
- 5.14 **RESIDENTIAL AMENITY**
Policy CS14 aims to maintain and improve the health and wellbeing of communities.
- 5.15 Policy MSGP17 states development will be required to provide a high-quality environment and a good standard of amenity for existing and future occupants of land and buildings. Planning permission will be granted for new development where it:
1. does not have an unacceptable impact on amenity or character of an area, and does not cause unacceptable disturbance, through an increase in noise, disturbance, traffic and parking congestion, smells, fumes or other harmful effects, or conflict with other adjoining uses;
 2. safeguards the enjoyment of light, outlook and privacy; and
 3. ensures a high quality of design and amenity
- 5.16 Existing Occupants

Several objections raise concerns with increased noise, disturbance, odour and refuse along with loss of privacy and overdevelopment.

- 5.17 The proposed development would increase the number of bedrooms within the property by two and these would be located on the ground floor. No works are proposed to the first and second floor rooms which already benefit from their own bathrooms. As a result, the property would have 7 double bedrooms. The HMO could therefore be occupied by up to 14 people.
- 5.18 The lawful use of the application property is a C3 dwellinghouse. The use of a property as a HMO is often markedly different from occupation as a family home. Although some tenants may be more considerate than others, the general level of activity associated to a HMO and transient nature of HMO occupants, who are likely to lead separate, individual lives, is significantly greater than a typical family house and therefore increases the potential for noise and disturbance.
- 5.19 In this case, officers consider that the movements of a group of up to 14 people with independent lifestyles would cause a material increase in comings and goings to the property over and above a C3 dwelling - and that the associated noise and disturbance would cause undue harm to the living conditions of the residents of surrounding properties. It is considered this harm would be compounded by the additional comings and goings of non-tenants including a greater increase in visitors to the house.
- 5.20 National Planning Practice Guidance advises that conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development.
- 5.21 It is recommended that a condition be attached which restricts the number of residents to a maximum of 7 (condition 3).
- 5.22 The proposal does not include any specific proposals to reduce noise transmitted from the HMO to the adjoining properties with shared walls. The potential impact of the development on the occupiers of neighbouring properties may be intensified by the presence of a single communal kitchen/dining area for up to 7 residents and any additional visitors. The use of this area is also likely to be significantly more intensive than a typical family terraced house. This may result in noise transference between the internal shared walls with the neighbouring properties and increased odour and cooking smells.
- 5.23 No objection to the application has been made by Environmental Health Officers. Further, the submitted Design and Access statement states that the property would be managed in accordance with the Council's HMO licensing policies, including a policy for dealing with anti-social behaviour.
- 5.24 The police have provided comments stating that further information is needed on how the property would be managed, the location and arrangements for

parking, and who the likely occupants would be. In terms of ensuring fire safety and property management including refuse collection, these issues would be covered by the HMO license which the landlord will need to apply for outside of the planning system. The potential occupants of the HMO would not be a material planning consideration. The parking arrangements are assessed in the proceeding section of this report

- 5.25 In terms of ensuring the new bedrooms are updated and enjoy the same isolation from common area noise as other bedrooms do, as well as more appropriate internal acoustics (i.e. appropriate reverberation times, double glazing if necessary) for the occupant to enjoy the use of the amenity space and to sleep, this would be covered by Building Regulations.
- 5.26 In terms of securing further sound-proofing by condition, the applicant could change the use of the dwellinghouse to a HMO for up to 6 residents under Class L, Part 3 of The Town and Country Planning (General Permitted Development) Order 2015. Taking into account this fall-back position and considering the recommended condition restricting the number of occupants to 7, it is considered that, on balance, requiring further details of sound proofing for a single resident would not be reasonable as the level of noise created by one additional occupant would not be significant.
- 5.27 With regards to privacy, no external changes, such as new windows, are proposed and therefore it is not considered that the privacy of neighbouring properties would be impacted upon.
- 5.28 Taking into account the above, it is considered that, subject to a condition restricting the number of residents, the proposal would not result in material harm to neighbouring properties in the form of loss of privacy, increased noise, disturbance, odour or refuse over and above that which would be created by the fall-back position of 6 occupants.
- 5.29 Future Occupants
Moving on to the living standards for future occupants, the kitchen is somewhat restricted in terms of space and storage for 7 people and due to the fact the kitchen dining room is the only internal communal space it would be a rather intensive arrangement. In total, the kitchen/dining area would be approximately 20sqm. On balance, it is considered that the size of the kitchen would be sufficient in size to provide enough in the way of facilities to meet the day-to-day cooking needs of no more than 7 HMO occupiers and exceeds that required under Licence regulations.
- 5.30 With regards to bedrooms, each bedroom would be a double and would benefit from a private en-suite or a separate private bathroom. It is considered that, taking into account a condition limiting the number of residents, each bedroom would be of an acceptable size to accommodate the living and sleeping requirements of one occupant and exceeds that required under Licence regulations.. Each bedroom would benefit from at least one window to provide adequate light and ventilation into the room.

- 5.31 In summary, officers are of the opinion that through the imposition of a condition limiting the number of residents to 7, the intensive use of the property would be addressed thereby mitigating any material harm to the living conditions of both the existing occupants of neighbouring residential properties and future occupants of the HMO. As such, the proposal, on balance, is considered acceptable and would comply with the NPPF and policies CS14, MSGP17 and MSGP18 of the Local Plan for Gateshead.
- 5.32 **HIGHWAY SAFETY**
The existing property has no on-site parking and there are parking restrictions on the adjacent roads including St Marys Terrace to the north. Further, where parking is available at the front of the property along St Marys Terrace, a resident parking permit operation is in place whereby two resident parking permits can be applied for each property.
- 5.33 The applicant has stated that anticipated car ownership among residents of the HMO would be low.
- 5.34 The property is located within a highly accessible location, close to Heworth Metro Station and also benefits from good pedestrian links. The location is therefore very sustainable in transport terms.
- 5.35 In evening parking survey was carried out by officers within the Council's transport team and this confirmed that there is spare capacity, outside of the permit restriction times, to park on-street. The survey also included the surrounding area where further spare capacity was identified.
- 5.36 Final details of secure and weatherproof cycle parking can be secured via condition which can be accommodated within the rear yard area.(conditions 4-5).
- 5.37 Taking into account the above, it is considered that the proposed development would be acceptable and would comply with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.
- 5.38 **OTHER MATTERS**
A representation received raises concerns over the impact of the change of use on drainage and utilities. Further objection raises concerns over the upkeep of the property.
- 5.39 Environmental Health officers have housing, public health related, and detrimental to the area related powers which can be used if a detrimental impact on residents occurs in the future. These powers can require work to be undertaken should drainage be found to be insufficient, should refuse be allowed to accumulate or there to be pest infestations, or if the condition of the property is found to be so poor that it is detrimental to the amenity of the area.
- 5.40 With regard to internal works, works which affect only the interior of the building do not constitute development and therefore do not require planning permission.

5.41 In terms of HMO licensing, a license is required for a HMO occupied by 5 or more people. The licensing process allows for control over the number of people that can be safely accommodated within the property, and the provision of amenities e.g. the number of WCs and sizes of rooms. Mandatory conditions of a HMO license also require effective management of issues relating to waste disposal from the property, and the installation and maintenance of fire safety precautions. Building Regulations also covers fire safety.

6.0 CONCLUSION

6.1 Taking all the relevant issues into account, it is recommended that planning permission be granted 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 -

17/12/2020/PM/PLAN/01

17/12/2020/PM/PLAN/01

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 premises shall only be used as a house in multiple occupation for a maximum of 7 residents.

Reason

In the interests of protecting residential amenity of existing and future residents and in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

4

None of the rooms shall be occupied until final details of secure and weatherproof cycle storage shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason

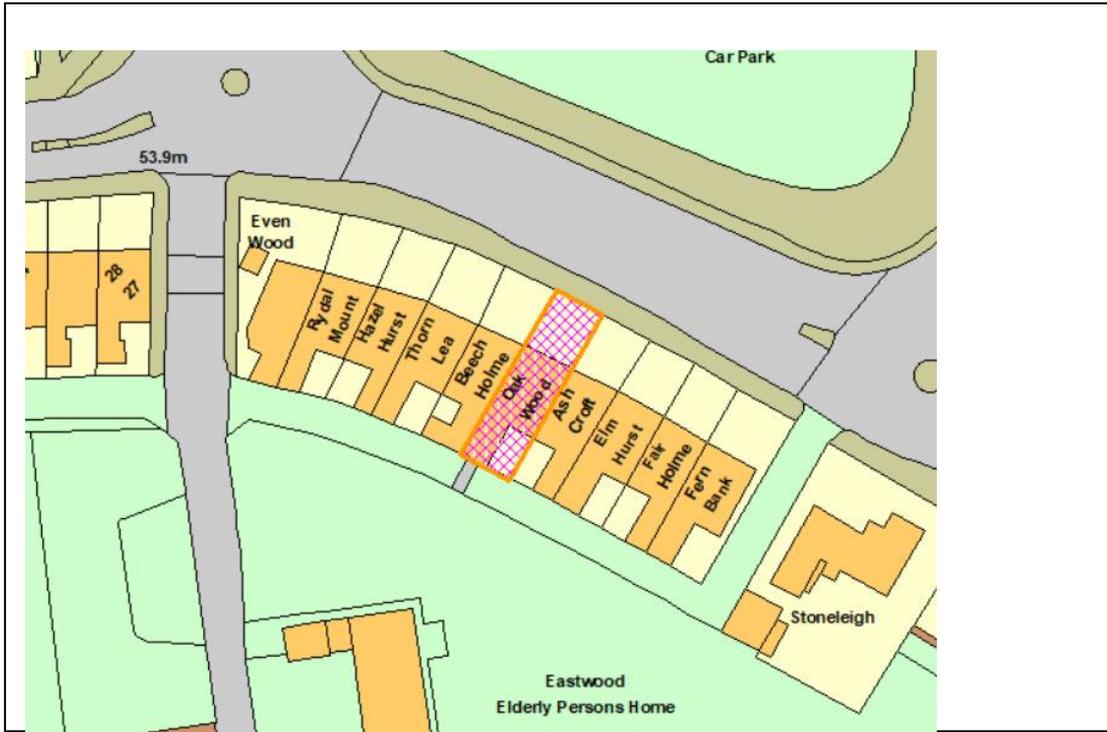
In the interests of sustainable development and in order to accord with policies CS13 and MSGP15 of the Local Plan, and the Gateshead Cycling Strategy 2015.

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None of the rooms shall be occupied until the details approved under condition 4 have been implemented wholly in accordance with the approved details. The cycle parking provision shall be retained thereafter for the life of the development.

Reason

In the interests of sustainable development and in order to accord with policies CS13 and MSGP15 of the Local Plan, and the Gateshead Cycling Strategy 2015.



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