

Date of Committee: 11 August 2021

Application Number and Address:

DC/21/00460/HHA

3 Home Avenue
Low Fell
Gateshead
NE9 6TX

Applicant:

Mr John Pooley & Miss Zoe Mulvenna

Proposal:

Proposed two storey extension to side elevation, porch to front elevation and construction of detached garage/store within side garden.

Declarations of Interest:

Name

Nature of Interest

None

None

List of speakers and details of any additional information submitted:

Miss Zoe Mulvenna speaking as the applicant.

Any additional comments on application/decision:

That permission be REFUSED for the following reason:

By virtue of its design, size, scale as well its position on a prominent corner plot within the street scene, the proposed development would have a detrimental impact on the character and appearance of the host property and the wider street scene as it would unbalance the symmetry between a pair of semi-detached properties to an unacceptable degree by appearing as an over dominant addition. The proposal would therefore conflict with the aims and objective of the NPPF, Policies CS15 and MSGP24 of the Local Plan for Gateshead and Gateshead Council's Household Alterations and Extensions Supplementary Planning Document.

The decision was split 7 For and 7 Against with the Chair using his casting vote to agree with the officer recommendation to refuse. There was 1 abstention.

Date of Committee: 11 August 2021

Application Number and Address:

DC/12/00268/FUL

13-15 Glynfellis
Leam Lane Estate
Gateshead
NE10 8RH

Applicant:

Mr Mohammed Saleem

Proposal:

Proposed first floor extension providing storage area, staff facilities and managers flat (amended plans 26.05.2021)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

The Committee received an update report to advise of the following:

A single letter of objection has been received from an objector who has already objected to the application which raises the following matters:

- Additional noise
- Health concerns relating to bins
- Concerns relating to cooking smells/odours
- Disturbance early mornings/late evenings
- Inadequate car parking
- Increase in traffic
- Loss of privacy
- Overbearing impact
- Work has commenced on site already
- Issues relating to traffic and waste connected to the operation of the existing takeaway premises

Officers are of the opinion that no new material planning issues have been raised within the latest representation received and the objections that have been raised have been addressed within the main officer report

Any additional comments on application/decision:

That the Service Director of Development, Transport and Public Protection deal with the application at the end of the publicity period after consultation with the Chair and/or Vice-Chair with a view to REFUSE permission for the following reasons.

1. The proposal would represent inappropriate development given that it would lead to increased access to an unhealthy eating outlet and is therefore contrary to the NPPF, policy CS14 of the Local Plan for Gateshead and the Hot Food Takeaway SPD.
2. The proposed development would afford an unacceptable standard of residential amenity for future occupiers of the proposed flat in terms of noise and disturbance and is therefore contrary to the

NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.