

Committee Report

Application No:	DC/21/00783/FUL
Case Officer	Amy Dunbar
Date Application Valid	17 June 2021
Applicant	Mr George Jenkins
Site:	46 Causeway Carr Hill Gateshead NE9 6QY
Ward:	High Fell
Proposal:	Change of use from public house to 9no. self-contained flats with addition of two storey side extension, dormer windows to north, east and west elevations and alterations to fenestration (amended plans received 29.09.2021, parking survey received 14.12.2021, bat survey received 28.07.2022, bat roost assessment received 06.09.2022, amended plans and CMRA received 17.11.2022 and 13.01.2023 amended red line plan and ownership certificate received 09.02.2023 and 10.02.2023, amended site plan received 13.03.2023).
Recommendation:	GRANT
Application Type	Full Application

1.0 The Application:

1.1 DESCRIPTION OF SITE

The application site is a detached building that formerly operated as a public house (Sui Generis), the premises is currently vacant and falling into a derelict state.

1.2 The property is located within a residential setting with the east and west boundaries being shared with adjacent dwellings. The front (north facing) elevation faces onto a road (Causeway) and the rear elevation backs onto a large area of public open space.

1.3 DESCRIPTION OF APPLICATION

The application seeks to change the use of the public house to 9no. 1-bedroom flats (use class C3).

1.4 The application also proposes extensions and alterations consisting of:

- 3no. dormer windows and rearrangement of fenestration on the front elevation
- Insertion of 6no. windows on the rear elevation including lowering of external ground level to accommodate ground floor windows
- 1no. dormer window and rearrangement of fenestration on the east elevation

- Two storey side extension with 3no. dormer windows and insertion of windows on the west elevation

1.5 RELEVANT PLANNING HISTORY

DC/03/00235/COU Planning permission granted for change of use from public house (use class A3) to dwellinghouse (use class C3). Dated 28th March 2003.

2.0 Consultation Responses:

Northumbria Police	No objections
Tyne and Wear Fire and Rescue	No objections
The Coal Authority	No objections subject to conditions

3.0 Representations:

3.1 Neighbour notifications were issued to 47 properties on 30th July 2021, 18th November 2022 and 17th February 2023 in accordance with formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015.

3.2 In total, over the three rounds of neighbour notifications, 8 letters of objection have been received from 7 different households which are summarised below:

- inadequate car parking
- increased traffic
- highway safety
- development would attract temporary residents
- development would attract potential vandalism
- noise disturbance
- disturbance during early mornings/ late evenings
- loss of natural light
- loss of privacy
- loss of trees
- out of character with Conservation Area
- potential harm to wildlife
- overbearing
- overdevelopment

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

MSGP8 Digital Infrastructure

MSGP12 Housing Space Standards

MSGP15 Transport Aspects of Design of Dev

MSGP17 Residential Amenity

MSGP20 Land Contamination/Stability

MSGP24 Design Quality

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 and potential impacts on visual amenity, residential amenity, highway safety, ecology 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 site. The site is located within an established residential settlement which is situated close to amenities with the Sheriffs Highway Local Shopping Centre being less than 300 metres away from the site. The site is, in principle, an appropriate location for new residential development.
- 5.3 The latest results of the Housing Delivery Test show that only 63% of Gateshead's Local Housing Need is being delivered in the Borough. As a result and as part of this planning assessment, weight has been given to the requirements of paragraph 11 of the NPPF which requires the decision-making process to apply a presumption in favour of sustainable development and where a local authority cannot demonstrate a five year supply of deliverable housing or where the Housing Delivery Test indicates that the

delivery of housing was substantially below (less than 75% of) the housing requirement over the last three years, planning permission should be granted unless any adverse impacts of doing so would substantially and demonstrably outweigh the benefits.

5.4 In terms of the principle of the development, the proposal would afford nine dwellings to the local housing stock and would therefore contribute towards delivering new housing within Gateshead therefore the proposal complies with policy CS10 of the Local Plan for Gateshead.

5.5 HOUSING CHOICE

The proposed floor plans show that the development has not been designed to attract families as none of the dwellings would provide 3 or more bedrooms. As such, the development would not contribute towards Gateshead Council's target of ensuring that 60% of new private housing is suitable and attractive to families, as required by policy CS11.

5.6 It is however acknowledged that this policy applies across the entire plan area and with a target of 60%, not every proposal for residential development would have to comply with it. Furthermore, the development would benefit the local economy by bringing this vacant building back into use and by introducing additional residents to the area.

5.7 The proposed development would contribute nine dwellings to the local housing stock, although they would not be family sized homes this is considered acceptable given the policy target of 60%. On balance, it is considered that the proposal accords with policies CS9 and CS11 of the Local Plan for Gateshead.

5.8 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.

5.9 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.

5.10 As indicated on the proposed floor plans, the dwellings would provide one bedroom. The minimum gross internal floor area for a 1-bedroom, 1 storey dwelling with one bed space is 39m² including 1m² of built-in storage. This space requirement can be reduced to 37m² where a shower room rather than bathroom is proposed which is applicable in this case.

5.11 The floor plans demonstrate that the smallest internal floor area would be that of unit 2 which is 37.47m² therefore none of the dwellings would fall short of the minimum standard for internal floor area.

- 5.12 The floor plans also demonstrate that the bedrooms would exceed the minimum width and floor area requirements necessary for accommodating a single bedspace.
- 5.13 It is considered that the proposal presents nine flats that would provide an adequate amount of internal living space for future occupiers which would contribute towards providing a good standard of amenity and is therefore in accordance with policies CS11 and MSGP12 of the Local Plan for Gateshead.
- 5.14 It is considered that the principle of the change of use of this site is acceptable subject to all other material planning considerations being satisfied.
- 5.15 **VISUAL AMENITY**
The NPPF requires that, amongst other things, new development is sympathetic to local character and is visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 5.16 The external alterations proposed would incorporate materials that would match that of the existing property and the overall design ensures that prominent architectural features including the existing chimney stacks and stonework around the eaves would be retained.
- 5.17 The proposed two storey side extension would be modest in size and scale and would effectively infill a space to the west of the property and therefore would not project beyond the established building line of the west elevation. It is not considered that the extension would appear as an overdevelopment of the site.
- 5.18 The application includes the addition of dormer windows which are not a common feature in the immediate vicinity. Despite this, the host building itself is not typical of its surroundings, being a substantial detached building at back of pavement and presumably purpose built as a public house. The dormers are of a modest size and scale, featuring a pitched roof and they would match the style and proportions of the windows below therefore they are considered to be appropriate additions to the building.
- 5.19 It is considered that the external alterations proposed at this property would not have a harmful impact on the character and appearance of the existing building or the wider street scene. It is considered that bringing this building back into use would result in improvements to its overall appearance and the proposal would be in accordance with policies CS15 and MSGP24 of the Local Plan for Gateshead.
- 5.20 **RESIDENTIAL AMENITY**
The windows proposed on the front elevation of the property, including the addition of three dormer windows at second floor level, would serve habitable room windows therefore an assessment has been carried out to determine whether this would have any impact on the privacy of residents occupying dwellings which are located opposite the application site.

- 5.21 The closest dwellings are No.43 and No.45 Causeway, the front elevations of these dwellings are approximately 18 metres away from the front elevation of 46 Causeway. They are also located at a lower ground level with their front elevations positioned at a slight oblique angle to that of the host property. Given this existing arrangement, the outlook from the first and second floor windows of the host property would be onto the roofs of these properties and beyond therefore it is considered that the addition of habitable room windows at first and second floor level would not harm the privacy of existing residents.
- 5.22 The large windows which served the public house at ground floor level are to be replaced by smaller windows. Although the outlook would still be towards the opposite dwellings, they would be largely screened by existing boundary treatment. It is considered that the scope for overlooking or loss of privacy to residents situated opposite the application site would be minimal and no greater than if the site were still a functioning public house.
- 5.23 The application proposes to install habitable room windows on the rear elevation of the host property which is currently blank. The rear elevations of dwellings on Leeming Gardens would face this elevation. These properties are located approximately 36 metres away and are heavily screened by large trees therefore it is considered the development would have no significant impact on the privacy of residents on Leeming Gardens.
- 5.24 Properties located directly adjacent to the application site, Nos.48 and 50 Blue Quarries Road to the west and Nos.48 and 50 Causeway to the east, are both situated at oblique angles to the host property therefore there is no scope for direct views into any habitable room windows.
- 5.25 An assessment of the amenity of future occupiers of the application site has also been carried out with particular focus on outlook and provision of natural light to the ground floor windows serving Units 2 and 3.
- 5.26 Proposed windows on the rear elevation at ground floor level would serve a bedroom and living room associated with Unit 2. The application proposes to excavate and lower the ground level to the rear of the property to ensure regular sized windows can be accommodated. The proposed sectional drawing (ref. AS301 P2) demonstrates that the land levels adjacent to the windows would be lowered by a maximum of 1.63 metres and would gently slope upwards. This arrangement is considered acceptable and would ensure that residents are afforded a sufficient level of outlook and natural light.
- 5.27 To ensure that an acceptable level of amenity for the future occupiers of Unit 2 is secured, a condition has been attached which requires the land to the rear of the property to be appropriately regraded prior to full sized windows to be installed, before it can be first occupied.
- 5.28 Windows and a French door would also be added to the west facing elevation at ground floor level serving habitable rooms associated with Unit 3. The ground level adjacent to these windows and door would be lowered by 1.23 metres to accommodate these additions. Again, a planning condition has

been attached which requires this land to be lowered prior to windows and doors being installed and the unit being occupied.

- 5.29 The ground floor windows on the west elevation would however be fully enclosed by the existing yard wall which is at least 3.5 metres in height above the ground level of the yard, the minimum distance between this wall and a habitable room window would be 3.4 metres. The rooms at ground floor level would therefore be afforded a limited outlook of this solid boundary wall. Despite this, significant weight has been given to paragraph 11 of the NPPF as Gateshead Council have not met the required housing delivery target.
- 5.30 It is considered that the residential amenity concerns regarding limited outlook from the habitable rooms of Unit 3 would not significantly or demonstrably outweigh the benefit of contributing a new dwelling to Gateshead's housing supply therefore paragraph 11 of the NPPF should be applied in this case.
- 5.31 The property is an existing detached building in a residential setting, the comings and goings associated with the proposed residential development are unlikely to have a distinguishable or significant impact on the existing background levels of noise or disturbance experienced by nearby residents. Consideration has also been given to the building's last use as a public house, although it is also acknowledged that it has been many years since that use last took place, it could reopen without the need for planning permission. It is not considered that the level of activity nor noise generated by the proposed use would be in excess of that that could be created from a functioning public house.
- 5.32 There is likely to be an increase in noise disturbance to nearby residents during the construction phase therefore it would be necessary to condition the hours of construction.
- 5.33 On balance, 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 and would not have an overbearing impact on adjacent properties. It is considered that the proposal is in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.
- 5.34 **TRANSPORT/ HIGHWAY SAFETY**
Given site restrictions, it is not possible for onsite parking provision to be accommodated at the rear of the property. Overall, one car parking space can be provided onsite therefore the applicant has submitted a parking survey (dated 29th November 2021) which provides justification for a substandard parking provision.
- 5.35 Transport Officers are of the view that the proposed development would generate a demand of up to seven car parking spaces, including visitors. This was based on the accommodation type, and local census data relating to the car ownership levels associated with flats.

- 5.36 The parking survey demonstrates that there is capacity to accommodate the additional demand likely to be generated by the development. Furthermore, if this premises were to be reoccupied as a public house, it is considered that this residential development would not lead to a material change in local parking pressures, nor have a significant impact on highway safety or the surrounding highway network generally.
- 5.37 In order to encourage the use of sustainable transport, a condition has been attached which requires that secure and weatherproof cycle storage is provided.
- 5.38 With regard to electric vehicle charging, given that this is a minor planning application and considering site limitations regarding parking provision, it is not considered reasonable to condition the provision of electric vehicle charging points.
- 5.39 Subject to compliance with conditions, the proposal accords with policies CS13 and MSGP15 of the Local Plan for Gateshead.
- 5.40 **WASTE MANAGEMENT**
It is considered that the application proposed a sufficient level of secure onsite refuse facilities, and the site has good access to the existing road for emptying therefore the proposal is in accordance with policy MSGP48 of the Local Plan for Gateshead.
- 5.41 **ARBORICULTURE**
The application does not propose to remove any trees and all notable trees are located at least 12 metres away from any site of excavation. It is considered that the proposal would not have an unacceptable impact on the trees within and around the application site boundary and complies with policies CS18, MSGP36 and MSGP37 of the Local Plan for Gateshead.
- 5.42 **ECOLOGY**
The application site has been assessed by the Council's Ecologist and is considered generally to be of low ecological value however the building within the site is considered as being moderately suitable to support roosting bats.
- 5.43 A Bat Survey Report by Falco Ecology (dated July 2022) was submitted to the Local Planning Authority which confirmed the absence of roosting bats.
- 5.44 Based upon the information submitted, there is no requirement for any further ecological surveys to be undertaken at this site however it is recognised that the development has the potential to have a minor adverse impact on biodiversity. To minimise this harm, relevant conditions regarding ecology have been attached.
- 5.45 Subject to compliance with conditions, the proposal is considered to be in accordance with policies CS18 and MSGP37 of the Local Plan for Gateshead.
- 5.46 **LAND CONDITIONS**

application site has been assessed and inspected as part of the Council's Contaminated Land Strategy and has been identified as being previously occupied by housing before being demolished and replaced by the current public house.

- 5.47 Given the site's historic use and that the proposal would involve minimal excavation and soft landscaping, the proposed development is considered to be low risk.
- 5.48 Overall, the level of land contamination potentially being a hazard to site operatives and future site users is low within the development area and potential risks from unforeseen contamination should be addressed through normal site risk management and welfare procedures.
- 5.49 It is not considered necessary for any intrusive investigation works concerning land contamination to be carried out therefore the proposal is in accordance with policies CS14 and MSGP20 of the Local Plan for Gateshead.
- 5.50 **LAND STABILITY**
The Coal Authority has identified that the site is situated within a 'Development High Risk Area'. A Coal Mining Risk Assessment has been submitted to support this application.
- 5.51 The Coal Mining Risk Assessment concludes that possible shallow mining works could pose a significant stability risk to the proposed development and recommends that an intrusive site investigation is undertaken to inform any necessary remedial measures.
- 5.52 The Coal Authority concurs with the recommendation of the Coal Mining Risk Assessment therefore planning conditions have been attached to address the potential risk from coal mining legacy. Subject to compliance with the relevant planning conditions, the proposal is in accordance with policy CS14 and MSGP20 of the Local Plan for Gateshead.
- 5.53 **DIGITAL INFRASTRUCTURE**
MSGP8 states that 'The necessary physical infrastructure to enable access to information and digital communication networks will be integrated into all appropriate new developments.' The supporting text clarifies that all proposals for new dwellings and new business premises will be required to demonstrate that engagement has taken place with more than one digital infrastructure provider to explore how digital communication networks can be integrated into the development.
- 5.54 The requirements of this policy will be satisfied by the submission of a statement (required either at application stage or through a planning condition) explaining the outcome of this engagement. As such, it is recommended that a relevant condition be imposed to satisfy this requirement.
- 5.55 **OTHER MATTERS**

Concerns have been raised with regards to the potential for vandalism. Northumbria Police have been consulted and have confirmed that they have no objections to the proposed development.

5.56 An objection has been submitted concerning the length of time future occupants reside at the property. This is speculative and is not a material planning matter and has not been taken into consideration as part of this planning assessment.

5.57 **COMMUNITY INFRASTRUCTURE LEVY**
On 1st January 2017, Gateshead Council became a CIL charging Local Authority. This proposal has been assessed against the Council's CIL charging schedule and this development would be CIL chargeable. CIL is charged on all new developments which create more than 100m² of floor space and on developments which create 1 or more new dwellings, even where the floor space is less than 100m².

5.58 The development is located within Residential Zone C and would therefore be subject to a charge of £0/sqm.

6.0 CONCLUSION

6.1 Taking all of the relevant issues into account, it is considered that the proposed development is acceptable and accords with the relevant national and local planning policies.

7.0 Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport 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 –

01.A3 Location Plan Revision 1

AP130 Revision P2 Proposed Site Plan

AE200 Revision P3 Proposed Elevations

AP150 Revision P5 Proposed Plans Ground Floor

AP151 Revision P3 Proposed Plans First Floor

AP152 Revision P3 Proposed Plans Second Floor

AS302 Revision P3 Existing and Proposed Section Proposed Levels to Side

AS301 Revision P2 Existing and Proposed Section Proposed Levels to Rear

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 CS15 and MSGP24 of the Local Plan for Gateshead.

4

Prior to the installation of habitable room windows at ground floor level on the rear elevation of the building, the adjacent land shall be regraded in accordance with plan reference AS301 Revision P2. Unit 2 shall not be occupied for residential use until the windows hereby approved have been installed.

Reason

To safeguard the amenities of future residents and in accordance with the NPPF and Policies CS14 and MSGP17 of the Local Plan for Gateshead.

5

Prior to the installation of habitable room windows/doors at ground floor level on the west elevation of the building, the adjacent land shall be regraded in accordance with plan reference AS302 Revision P3. Unit 3 shall not be occupied for residential use until the windows hereby approved have been installed.

Reason

To safeguard the amenities of future residents and in accordance with the NPPF and Policies CS14 and MSGP17 of the Local Plan for Gateshead.

6

Unless otherwise approved in writing by the Local Planning Authority, all external works and ancillary operations in connection with the construction of the development, including deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

Reason

To safeguard the amenities of nearby residents and in accordance with the NPPF and Policies CS14 and MSGP17 of the Local Plan for Gateshead.

7

Prior to the first occupation of any dwelling, details of a minimum provision of nine secure and weatherproof cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order to ensure adequate provision for cyclists and in compliance with the NPPF and Policies CS13 and MSGP15 of the Local Plan for Gateshead.

8

The cycle parking approved under Condition 7 shall be installed on site prior to the first occupation of any dwelling and retained as such thereafter.

Reason

In order to ensure adequate provision for cyclists in accordance with the NPPF and Policies CS13 and MSGP15 of the Local Plan for Gateshead.

9

Prior to the installation of any new external lighting associated with the development hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To prevent harm to foraging and commuting bats, in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan for Gateshead.

10

The external lighting approved under Condition 9 shall be installed in full accordance with the approved details.

Reason

To prevent harm to foraging and commuting bats, in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan for Gateshead.

11

The development hereby approved shall not be constructed beyond damp proof course level until information detailing the provision of a minimum of 1no. bat box and 1no. bird box has been submitted to and approved in writing by the Local Planning Authority. Information should detail the type/specification, precise location, installation method and maintenance of the bat box.

Reason

To safeguard bat foraging and commuting habitat and bird nesting in accordance with the National Planning Policy Framework and policies CS18 and MSGP37 of the Local Plan for Gateshead.

12

The bat and bird boxes approved under Condition 11 shall be installed prior to the construction of the development beyond damp proof course level and retained as such thereafter.

Reason

To safeguard bat foraging and commuting habitat in accordance with the National Planning Policy Framework and policies CS18 and MSGP37 of the Local Plan for Gateshead.

13

Prior to the commencement of any development involving ground breaking works, an intrusive site investigation to establish the risks posed to the development by coal mining legacy shall be submitted to and approved in writing by the Local Planning Authority. The site investigation must be undertaken by competent persons and a written report of the findings must be produced.

The site investigation should consist of the drilling of boreholes to depths of up to 30 metres below ground level, to establish ground conditions, the depth and condition of shallow coal seams/workings and to inform any necessary remedial measures.

Where necessary, a detailed remediation scheme to ensure the safety and stability of the proposed development shall also be submitted to the Local Planning Authority for written approval.

Reason

To ensure that any risks from historical coal mining activities to the future users of the site are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the

National Planning Policy Framework and Policies CS14 and MSGP20 of the Local Plan for Gateshead.

14

Unless otherwise approved in writing by the Local Planning Authority, the development hereby approved shall be constructed in full accordance with the scheme for remedial stabilisation works approved under condition and carried out in accordance with authoritative UK guidance.

Reason

To ensure that any risks from historical coal mining activities to the future users of the site are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework and Policies CS14 and MSGP20 of the Local Plan for Gateshead.

15

Unless otherwise approved in writing by the Local Planning Authority, prior to the first residential occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. This document shall confirm the completion of the remedial works and mitigation necessary to address the risks posed by past coal mining activity.

Reason

To ensure that any risks from historical coal mining activities to the future users of the site are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework and Policies CS14 and MSGP20 of the Local Plan for Gateshead.

16

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

Reason

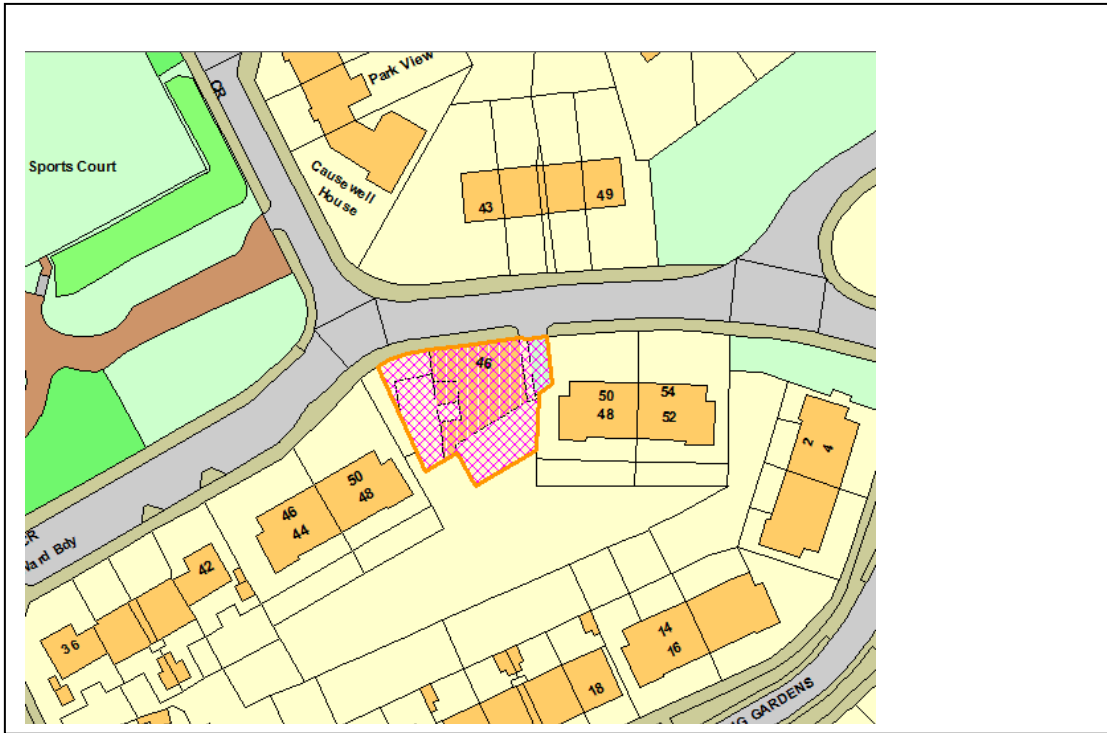
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies CS14 and MSGP20 of the Local Plan for Gateshead.

17

No dwelling hereby approved shall be occupied until a statement explaining the outcome of engagement with more than one digital infrastructure provider to explore how digital communication networks can be integrated into the development has been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure necessary physical infrastructure to enable access to information and digital communication networks at the new development, in accordance with the NPPF and policy MSGP8 of the Local Plan.



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