

**Development Control (Hetton, Houghton & Washington)
Sub-Committee**

29 April 2014

SUPPLEMENTARY REPORT ON APPLICATIONS

REPORT BY DEPUTY CHIEF EXECUTIVE

PURPOSE OF REPORT

This report is circulated a few days before the meeting and includes additional information on the following applications. This information may allow a revised recommendation to be made.

LIST OF SUPPLEMENTARY ITEMS

Applications for the following sites are included in this report.

Houghton, Hetton
& Washington

S4

Sunrise Discount Store, Alexandra House, 21 Hazel Terrace,
Houghton-le-Spring, DH4 5JX

Reference No.:	14/00368/FUL
Proposal:	Part change of use of shop to fish and chip takeaway.
Location:	Sunrise Discount Store, Alexandra House, 21 Hazel Terrace, Houghton-le-Spring, DH4 5JX
Ward:	Houghton
Applicant:	Mr Jaffar Ali
Date Valid:	21 February 2014
Target Date:	18 April 2014

Further to the main agenda report in connection with this application, additional consideration has been given to the visual amenity and highway issues.

Amenity Issues

As set out in the main agenda report, the impact of the proposal upon residential amenity is considered to be acceptable due to the distances by which the application premises are offset from nearby residential properties and the main outstanding issue in respect of visual amenity was the annotation shown on the initially submitted plans that an extraction flue would be installed to the front of the property. Subsequent to the publication of the main agenda report, the applicant has annotated the plan to remove this flue and will consider alternative positions, including the potential to route the extraction system internally to minimise its visual impact. It is considered that this matter can be adequately controlled through the imposition of a condition to any planning permission issued should Members be minded to approve the application.

For the reasons set out in the main agenda report and above, the proposal is considered to be acceptable in respect of visual and residential amenity and is therefore considered to accord satisfactorily with UDP policies B2 and S12 as well as the associated SPG guidance in respect of proposals for hot food takeaways.

Highway Issues

The impact of the development in terms of highway safety has been considered in light of the comments of the Network Management Section.

As set out in the main agenda report, the Network Management Team has expressed some reservations in respect of car parking issues for visitors to the shop. A recommendation was made that car parking could be provided on the adjacent hardstanding area. Consideration has been given to this option, however it must be noted that the land referred to is outside of the applicant's ownership. The land is actually the site of a pair of now demolished semi-detached properties and is within the ownership of Gentoo.

On this basis, it is not considered that the applicant could reasonably rely upon this land to provide customer car parking.

Notwithstanding the initial reservations expressed by the Network Management Team, upon further consideration, it has advised that these concerns are not considered to be strong enough to warrant a refusal of planning permission on highway matters alone. This is on the basis that the building is presently relatively isolated to the north of Hawthorn Street following the demolition of the majority of the former Homelands Estate and that there is presently no planning permission in place, nor has any application been submitted for the redevelopment of the area of the former estate which is closest to the application property. On this basis and given the siting of the premises on an estate road, in excess of 25 metres from the junction with Blind Lane, it is not considered that a refusal of planning permission on highway safety grounds could be justified.

Conclusion

For the reasons set out above, it is considered that the proposal which seeks planning permission for the change of use of part of the property's ground floor is acceptable.

It is recommended that the application be approved subject to the conditions set out below:

Recommendation: Approve subject to conditions

Conditions:

- 1) The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a reasonable period of time.
- 2) Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:
 - The Existing and Proposed Floor Plans, Site Plans and Elevations, received 13 February 2014 and annotated to remove the extraction flue 17 April 2014.
 - The Location Plan, received 13 February 2014.

In order to ensure that the completed development accords with the scheme approved and to comply with policy B2 of the adopted Unitary Development Plan.

3) The premises shall not be operated for the purposes hereby approved outside the following hours:

Monday to Saturday 11:00 to 22:00

In order to protect the amenities of the area in accordance with policies S12 and B2 of the UDP.

4) Before the use hereby approved is commenced, details of the ventilation/extraction/filtration system, including all external ducting and stacks shall be submitted to and approved in writing by the Local Planning Authority. All works shall be completed in accordance with the agreed details before the approved use commences and the agreed system maintained as such thereafter for the lifetime of the approved use of the premises, in order to protect the amenities of the area and to comply with policy S12 of the UDP.