

**DEVELOPMENT CONTROL (NORTH SUNDERLAND)
SUB-COMMITTEE**

AGENDA

**Meeting to be held in the Committee Room No. 2 on
Tuesday, 3rd April, 2007 at 3.30 p.m.**

Part I

ITEM		PAGE
1.	Receipt of Declarations of Interest (if any)	
2.	Apologies for Absence	
3.	Applications made under the Town and Country Planning Acts and Regulations made thereunder Report of the Director of Development and Regeneration (copy herewith).	1
4.	Town and Country Planning Act 1990 – Appeals Report of the Director of Development and Regeneration (copy herewith).	54

**R.C. RAYNER,
City Solicitor.**

Civic Centre,
SUNDERLAND.

26th March, 2007.

**This information can be made available on request in other languages.
If you require this, please telephone 0191 553 7994.**

REPORT ON APPLICATIONS

REPORT BY DIRECTOR OF DEVELOPMENT AND REGENERATION SERVICES

PURPOSE OF REPORT

This report includes recommendations on all applications other than those that are delegated to the Director of Development and Regeneration for determination. Further relevant information on some of these applications may be received and in these circumstances either a supplementary report will be circulated a few days before the meeting or if appropriate a report will be circulated at the meeting.

LIST OF APPLICATIONS

Applications for the following sites are included in this report.

1. West Quay, Crown Road
2. 4 Dorking Road, Sunderland
3. Land Adjacent , The Dagmar PH
4. Site Of, Faber Road
5. South Lodge, 12-13 South Cliff
6. South Lodge, 12-13 South Cliff
7. Monkwearmouth School, Torver Crescent

COMMITTEE ROLE

The Sub Committee has full delegated powers to determine applications on this list. Members of the Council who have queries or observations on any application should, in advance of the above date, contact the Sub Committee Chairman or the Chief Development Control Officer (ext. 1551) email address dc@sunderland.gov.uk

DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.

Unitary Development Plan - current status

The Unitary Development Plan for Sunderland was adopted on 7th September 1998. In the report on each application specific reference will be made to those policies and proposals, which are particularly relevant to the application site and proposal. The UDP also includes a number of city wide and strategic policies and objectives, which when appropriate will be identified.

STANDARD CONDITIONS

Sections 91 and 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 require that any planning application which is granted either full or outline planning permission shall include a condition, which limits its duration.

SITE PLANS

The site plans included in each report are illustrative only.

PUBLICITY/CONSULTATIONS

The reports identify if site notices, press notices and/or neighbour notification have been undertaken. In all cases the consultations and publicity have been carried out in accordance with the Town and Country Planning (General Development Procedure) Order 1995.

LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION

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 reports are held on the relevant application file and are available for inspection during normal office hours at the Development and Regeneration Directorate Services in the Civic Centre.

Philip J. Barrett

Reference No.: 06/05248/FUL Full Application

Proposal: **Construction of 48 no. single occupancy offices with associated car parking and landscaping with ancillary cafe facility (A1/A5). (AMENDED DESCRIPTION 14.02.07)**

Location: West Quay Crown Road Sunderland

Ward: Southwick
Applicant: Adderstone Group LTD
Date Valid: 8 January 2007
Target Date: 5 March 2007

Location Plan



*This map is based upon the Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence No. 100018385. Date 2006.

PROPOSAL:

The application is for planning permission to redevelop this 1.825 Hectare site comprising:-

- 42 single occupancy offices with ancillary cafe facility (A1/A5). (7425 Sq Metres nett)
- 306 car parking spaces, 28 Cycle spaces and landscaping.

(Overall development 9590 Sq Metres gross)

Members are reminded that a previous Outline application for a similar development on the site (05/04480/SUB) was recommended approved on 30.11.05, following referral to the First Secretary of State, under the Town & Country Planning (Development Plans & Consultations) (Departures) Directions 1999. This previously approved scheme consisted of:-

- 23 offices (21 two storey and 12 three storey).
(8,880 Sq Metres nett)
- 370 car parking spaces, cycle parking and landscaping.
(Overall development 11,100 Sq Metres gross)

Following the approval of this outline consent, upon preparing detailed plans for the associated reserved matters application, it became apparent that the extent of land declared to be within the applicants ownership was actually incorrect, effectively reducing the site area from 1.9 Hectares to 1.825 Hectares. As the principle of development has already been established, the applicant has submitted this revised scheme for consideration for full planning approval, following a re-appraisal of both the site and their potential market.

The site is currently allocated as port and industrial land in the UDP and as such, this application is classed as being a departure. Situated under the North End of the Queen Alexandra Bridge on Crown Road, the site was formerly the Austin and Pickersgill Southwick Shipyard, and as such the site has a rich history of shipbuilding. Following the approval of the outline consent 05/04480/SUB, the industrial shed buildings on site which were let to a number of small industrial based businesses have been cleared in preparation of the redevelopment of the site. As such, the only remnant of this history is an extensive concrete quay platform that overhangs the river and two jetties.

There is currently a gated road access into the site from Crown Road at the North East corner of the site. To the west of the site lie office buildings situated on the periphery of the Sunderland Business Enterprise Park, within the former Hylton Riverside Enterprise zone. The Hylton Riverside Enterprise Zone was developed in the 1990s under the auspices of the former Tyne and Wear Development Corporation.

The site layout shows:-

- 4 No. 2-3 storey split level office buildings positioned to the north of the site, running parallel with Crown Road. These would be divided into 1 no. self contained 340 sq m unit and 8 no. self contained 170 sq m units.
- 2 No. 2 storey office buildings to the west; providing 7 individual units, varying in size from 130 sq m to 510 sq m.
- 2 No. 2 storey office buildings positioned to the south of the site, running parallel with the River Wear, with the buildings being divided to each provide 8 no. 130 sq m units, one of which would be an A1-A5 food and drink use, to provide facilities for other users of the site.

- 2 No. 2 storey office buildings, positioned to the east of the site, towards the Queen Alexandra Bridge, with the buildings being divided to each provide a further 4 no. 130 sq m units. Investigations carried out on site revealed an existing surface water drain deep under the site running from Crown Road to the river along the boundary of the site, which requires an easement of 6.5m either side of the centre line where no buildings can be positioned.

The immediate area around the above buildings is shown as providing 296 parking spaces (including 9 disabled parking spaces and 8 motorcycle spaces), 28 cycle parking spaces and a Quayside walkway, running along the entirety of the rivers edge, which abuts the site. There is also an indication of the provision of soft landscaping including the planting of trees throughout.

The entrance to the site is shown at the existing western end of the site, improving the highway at this point to include a fourth arm to the existing roundabout. It is the applicant's intention to undertake the development in 2-3 phases, starting with the units at the west of the site, progressing eastwards, towards the Queen Alexandra Bridge.

As the application is a departure from the adopted UDP, even though the principle of redeveloping for such purposes has been established it should be noted that should members be minded to approve the application, the matter will still have to be referred to the Government Office for the North East for determination by the First Secretary of State, as the proposal is in excess of the 5000 sq m threshold.

TYPE OF PUBLICITY:

Press Notice Advertised
Site Notice Posted
Neighbour Notifications

CONSULTEES:

County Archaeologist
Director Of Community And Cultural Services
ARC
English Heritage
Crime Prevention Officer
Director Of Community And Cultural Services

Final Date for Receipt of Representations: **02.04.2007**

REPRESENTATIONS:

Neighbours.

No response received

Consultees.

Environment Agency.

The Environment Agency have no objections with regards to the development but have advised that as the survey submitted with the application confirms that the site is above the 1 in 200 year flood level of 4.22m, a condition should be imposed to ensure that all finished ground floor levels are 1m above this, in order to protect the development from flooding. Initial information submitted by the applicant indicate that such measures are achievable.

County Archaeologist.

The County Archaeologist previously advised that as the site has been home to shipyards and shipbuilding industry since 1851 that an archaeological desk based assessment had to be submitted for consideration. Having examined this previously, the archaeologist is satisfied that no further archaeological work is required. Prior to the revision of the site boundary which resulted in the submission of this new application, there was a crane within the site where it was suggested that a heritage interpretation panel could be erected, should the proposal be approved. Although the precise site of the crane now falls outside of the site boundary, the applicants have confirmed that they would still be prepared to pay for the installation of such a panel within the site, together with some artwork from a local community group.

POLICIES:

In the Unitary Development Plan the site is subject to the following policies;

EN_11_Restrictions upon new development or intensified use of land liable to flooding

EN_12_Conflicts between new development and flood risk / water resources

B_17_Schemes to promote, manage and assist in interpreting important heritage features

B_1_Priority areas for environmental improvements

B_2_Scale, massing layout and setting of new developments

EC_2_Supply of land and premises for economic development purposes

EC_4_Retention and improvement of existing business and industrial land

EC_9_Locations for Hotels and Conference centres.

EC_15_Development or extension of bad neighbour uses

NA_1_Retention and improvement of existing industrial area

NA_38_Provision of cycle routes with connections to strategic multi-user routes

T_14_Accessibility of new developments, need to avoid congestion and safety problems arising

T_22_Parking standards in new developments

S_3_Support to other existing centres, local groups and small shops, including new provision

B_20_Undertake and encourage provision of works of art in major new developments

B_21_Advertisement & Control

COMMENTS:

The key issues to consider are:-

- The principle of the use.
- Loss of industrial land and re-location of existing businesses.
- Design
- Landscaping
- Accessibility / Highway Issues.
- Siting.
- Affect on the setting of a Listed Building.
- Sustainability.
- Maintenance and Management

The principle of the use.

The site is allocated on the UDP as Industrial / Port land. UDP Policy NA1.3 allocated the site for general industry, storage and distribution (B2 and B8 uses). Whilst the prevailing activities surrounding the site are industrial in character, including Pallion Shipyard directly opposite on the southern bank of the river and other industrial businesses immediately to the east, the site also lies adjacent to Hylton Riverside Enterprise Park on the West, which is occupied by B1 business uses.

The applicant has discussed the proposals with the Business Innovation Centre (BIC) and Sunderland Arc, who are both in favour of the development and see the provision of additional space close by to be of a potential benefit to those fledgling companies who may have started at the BIC and need to move to larger premises. The site is ideally located for such moves, being only a short distance away, which in turn will result in a freeing up of facilities at the BIC.

In addition to the above UDP policy implications, there are a wider number of issues associated with the application from a regional perspective. The principle of redevelopment of this site is consistent with the objectives of RPG1 policies DP1 and DP2 and the RSS. These aim to focus development on previously developed land within major urban areas. The RSS supports alternative uses of land where it would not be needed in the future for port related activity, which as agreed previously, this site is not so required. As such, the proposal is considered to conform with RPG1 and the RSS.

UDP policy EC7 encourages offices in town centres. PPS 1 defines offices as a town centre use. Further to the 2004 Planning Act (Part 3 Section 38), RPG1 is now part of the City's development plan. Policy TC1 of RPG1 states that offices, which generate a large number of trips should be concentrated in town and city centres. The RSS Submission Draft (paragraph 3.27) states that sites with good access to the strategic road network are better locations to accommodate manufacturing and logistics. Although this site is not within the city centre, it is within the urban area and adjacent to an existing industrial estate area which does contain some office accommodation. As such, accessibility to the site by various methods has to be achievable. The proposed nature of the offices would be in keeping with other nearby activities, such as those present at the BIC and could provide an attractive workspace for small businesses. To further enhance the site, the applicant proposes that an A1-A5 café facility be introduced to one of

the units (no 34) fronting onto the riverside, to add necessary facilities for workers in the other units on the development. As the overall area of the unit is only a small proportion of the overall floorspace being created (less than 2%) this can be considered as being ancillary in nature and as such is acceptable. A condition can be imposed to prevent any further changes of any of the other units in the development, should members be minded to approve the application.

On balance, it is considered that the principle of the development of offices on the site is acceptable.

Loss of industrial land and re-location of existing businesses.

As shipbuilding and other riverside related industries have declined over the years, it is considered that the loss of the land for such purposes would be acceptable as there are other riverside sites available for such uses. There are also several industrial estates available nearby for non-river based industry, including the ongoing development nearby on North Hylton Road. The principle of this loss was agreed during the consideration and subsequent approval of the previous submission for the site, 05/04480/SUB. Should members be minded to approve this application, it would be necessary therefore for the submitted desktop study and site investigation to be examined further in order to ascertain whether the land is contaminated. If contaminants are present, a remediation report will be required to be submitted to ensure the site is treated in the appropriate manner.

Design

Although the footprints of where the buildings are to be located on site are quite similar to that which was approved previously under application no. 05/04480/SUB, the number of individual unit types have changed from 23 to 48. This change follows further research undertaken by applicant into the perceived market, which has indicated that smaller units, for the smaller type of business would prove most popular. This increase in units does not effect the proposal from the planning perspective as the floor space being created is actually smaller than that which was previously approved and there is an adequate parking provision. The buildings design is such that it would be possible in the future for individual units to be joined together, should the need arise.

With a range of six types of unit proposed it is important the architecture unifies the development as a whole. The types of units have been conceived as being variations on a common theme using shared architectural elements bringing a sense of harmony to the form of the development, creating a strong recognizable character. The architectural aim has thus been to create a repetition of units in an intelligent manner, not merely collected together to make several large repetitive blocks. Within a block, the same types of units might be orientated differently, mirrored or have variations in their roofscape to create a development with a varied, yet coherent appearance.

The submitted elevations show a limited palette of materials such as brick, render and standing seam aluminium roofs. A variety of aperture sizes have been introduced to the fenestration, which adds some interest to the proposed business units. Given the number of units proposed, following meetings with the

applicant they have been advised that consideration should be given to the introduction of additional materials such as timber cladding, steel, coloured render, copper or zinc, in order to pick up on the industrial shipbuilding legacy of the site and to add greater diversity and architectural interest to the development proposal. Further information is awaited from the applicant in this respect, which it is anticipated will be received prior to the Sub Committee meeting.

The applicant has also indicated that the appearance of the signage for each unit is to be controlled by being contained behind the glass of the vertical glazed slot on each unit. Again, this can be controlled via the imposition of condition, should members be minded to approve the application.

Taking all of the above into account, the overall design is considered to be broadly acceptable, subject to details being agreed via condition,

Landscaping

The submitted layout plan identifies areas of paving and landscaping but does not provide any detailed information regarding hard and soft landscaping. Notwithstanding this, the applicant has explained that the proposal is to include a section of riverside walkway, running along the quay edge. This will be identified by a different paving material from the rest of the site. The route is to be further defined with a planting bed, built up off the existing concrete slab, between the route and the main part of the site. To keep the riverside walkway clear this bed will house all the ancillary items for this part of the site i.e. lighting, seating, trees, plants and a commemorative plaque relating to the site of the crane that was present until recently. The applicant has also been in consultation with Community Foundation regarding the possibility of receiving funding for additional art on the site. This might take the form of sculpture or perhaps in the design of the railings to the riverfront.

In terms of hard landscaping, footpaths throughout the site are to be concrete paving with the crossings where the north-south routes through the site meet the east-west riverside walkway highlighted with concrete sets helping to signify routes into the site and as such encouraging a mix of the general public and occupants. From a general security perspective the entire site has passive surveillance from being overlooked by the offices and as such, the proposed layout is considered to be acceptable.

Whilst in essence, the amount of landscaping proposed is considered to be acceptable, it is considered that more detailed plans showing all hard and soft landscaping including additional tree species, type of paving seating etc. should be submitted to improve the overall quality of the development. This can be achieved via the imposition of conditions should members be minded to approve the application.

Accessibility / Highway Issues.

The limited accessibility by public transport to the existing offices on Hylton Riverside has already contributed to significant car parking problems in the area. UDP Alteration number 2 (2005) identifies a range of city centre and edge of city centre sites, which are highly accessible by public transport as suitable

development sites for B1 offices. However as the proposal shows an adequate number of car parking spaces (296 including 9 accessible bays which equates to approximately 1 per 33 sq metres) this should ensure that current parking problems on the street are not increased.

There is particularly limited access to the area South of Wessington Way as a whole and specifically to this site at present by public transport. This may be partially due to the site lying on the periphery of an industrial area, where public transport links are not normally that common. In the context of the character of the surrounding area, the site is not particularly accessible on foot from bus stops at Southwick Green and it is not apparent that the site is easily accessible by foot or cycle. The plans do allow for the creation of a "riverside route" however, which will contribute to greater linkage of the site with its surroundings.

Regional planning objectives to reduce the need to travel by car and improve access to facilities and locations by non-car modes as set out in RPG1 policies T1, T2, T14 and the RSS need to be considered. An Interim Travel Plan submitted as part of the application introduces various measures, which would seek to reduce reliance on car journeys, particularly single occupancy car journeys and to promote alternative, more sustainable forms of travel, such as cycling / walking / public transport. The notion of such a scheme would help achieve the aforementioned planning objectives and is considered as being an appropriate measure at this stage. It should also be noted that the submitted plans show cycle parking racks conveniently located around the site, in order to encourage users to travel to the site by more sustainable means. If members are minded to approve the application, a condition would be imposed to require the preparation of a more detailed Green Travel Plan for consideration.

The proposal to construct a fourth arm onto the existing roundabout to the west of the site is satisfactory in principle. In the event of members being minded to approve the proposal, details of the roundabout layout which may require a subsidiary central island to be provided to comply with modern design criteria, would need to be agreed. In addition, details of service vehicle and pedestrian access routes would need to be agreed. As the site is to remain in private ownership, it is intended that the site will be secured at night by closing all the gates in the perimeter fence. A maintenance & management scheme for the site has been submitted to this effect.

For safety, a 1.2m high continuous bar fence will be added to the Quayside front in galvanized steel painted black. The existing stair accesses to the lower jetties will be capped off at ground level with a locked access for maintenance. It may be possible in future to re-open these jetties for amenities but this is not included in this application.

Taking all of the above into consideration, it is considered that the matters relating to highways have been addressed adequately enough at this stage in order to determine the application.

Siting.

The proposal is considered to have an acceptable layout, with regards to layout and achieving spacing standards within the site. Looking at a section through the site. The relationship of the offices with the nearest existing buildings on Crown

Road is also considered to be acceptable and of a similar standard to the current situation on site at present. The riverside location is considered as being an attractive location for such a development and it is acknowledged that the proposal does not adversely affect the appearance of the area, actually improving the frontage onto the riverside, and aiding the regeneration of the river, which is occurring on a number of sites at present. One notion that has been highlighted is the creation of a "riverside route" that eventually, will provide a footway running along the entire length of the riverside. This has been incorporated into the development and will provide an attractive route for users, once established. The inclusion of a "heritage panel" together with some public artwork perhaps incorporated into the sites railings will be an aid to remind the route's future users of the shipbuilding heritage of the area. As such, the siting and positioning of the proposed buildings are considered as being acceptable.

Affect on the setting of a Listed Building.

The highest points of the proposed buildings are shown as being approximately 5 metres lower than the bottom of the main deck of the Queen Alexandra Bridge, a Grade 2 Listed Building. This is a similar relationship to that of the industrial sheds which until recently, were present on site. As well as being lower than the bridge deck, the nearest buildings proposed are shown as being approximately 18 metres away. Consequently, it is considered that the proposal would not adversely affect the bridge's setting.

Sustainability

Consideration has been given by the applicant to the establishment of a sustainability strategy, including energy efficiency / renewable energy / whole life building costs and selection of materials standards etc. Whilst the applicant recognises that BREEAM is the most widely recognised measure of environmental performance of buildings and is fast becoming an industry standard for all good quality developments. Neither this nor renewable energy is proposed to be undertaken on the initial phase of the development due to the extra cost implications and lengthy payback periods that can be incurred by such measures, which would conflict with viability of the project taking into consideration the start-up nature of the prospective businesses identified as being interested in the units. The revision to Part L of the Building Regulations, which came into force recently, does however lay down detailed and extensive requirements for conserving energy in almost all buildings and it covers most potential causes of building energy consumption. The proposed development will meet these requirements. BREEAM may be incorporated in subsequent phases and further consideration will be given to this by the applicant at that time. Other measures have been put in place however, and are listed below:-

- Waste Reduction / Recycling.
Materials from the existing site such as the concrete raft which formed the floor of the previous buildings on the site can be recycled and used in the new development. Rather than dispose of this material offsite the concrete will be excavated, crushed screened and reused in the works as hardcore beneath the new road.

- **Green Travel Plans**
As imposed previously, it would be a condition for a green travel plan to be approved by the LPA, should members be minded to approve the application. The continued use of the car is a major factor for rising CO2 emissions. The design of the proposed scheme has had due regard to this with the provision of facilities for bicycles and the encouragement of potential purchasers to develop appropriate Green Travel Plans which encourage the use of other means of transport and other initiatives in order to access the site.
- **Grey Water Recycling**
Recycling grey water on site, including underground storage tank systems were considered by the applicant as a way to harvest and recycle grey water for use in sanitary appliances. However this option was discounted due to the external space required to house the storage tanks. It is however hoped that approval will be obtained from Northumbrian Water Limited to discharge surface water directly into the river Wear thus reducing the demand and processing costs on the existing surface water drainage system.

Maintenance and Management

Whilst a maintenance & management scheme for the site has been submitted to with the application with regards to servicing, it is considered that a further, more detailed scheme should be submitted, providing further information about other aspects of the site are to be controlled / operated, such as parking, signage strategy, maintenance of common areas, landscaping and how built structures will be maintained. This can be achieved via the imposition of conditions.

Conclusion.

The proposed offices would be likely to have a potential regenerative impact on this section of the riverside. Provided that a travel plan is submitted to the satisfaction of the LPA, the proposal is considered as being acceptable for office uses and will enable expansion opportunities for those businesses who may have started up in the nearby Business Innovation Centre. The self contained nature of the site should not give rise to any off street parking and as such should not worsen traffic conditions. As such it is recommended that members be minded to:-

(a) to approve the proposal, subject to the conditions set out below

and

(b) refer the application to the First Secretary of State, under the Town and Country Planning (Development Plans and Consultations) (Departures) Directions 1999.

RECOMMENDATION: Approve

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, to ensure that the development is carried out within a reasonable period of time.
- 2 The development to which this permission relates shall be carried out in complete accordance with the approved plans and specifications, to ensure that the development as carried out shall not vary from the approved plans.
- 3 Notwithstanding any indication of materials which may have been given in the application, no development shall take place until a schedule and/or samples of the materials and finishes to be used for the external surfaces, including walls, roofs, doors and windows has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details; in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.
- 4 No development shall be commenced until the application site has been subjected to a detailed desk study and site investigation and remediation objectives have been determined through risk assessment, and approved in writing by the local planning authority and detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the "Remediation Statement") have been submitted to and approved in writing by the local planning authority, in the interests of residential amenity and to comply with policy EN14 of the UDP.
- 5 No development approved by this permission shall be commenced until the works specified in the Remediation Statement have been completed in accordance with the approved scheme and a report validating the remediated site has been approved in writing by the local planning authority, in the interests of residential amenity and to comply with policy EN14 of the UDP.
- 6 Should any contamination not previously considered be identified during construction works an additional method statement regarding this material shall be submitted to the local planning authority for approval, in the interests of residential amenity and to comply with policy EN14 of the UDP.
- 7 Prior to the occupation of the development, a detailed Green Travel Plan shall be submitted to and approved by the Local Planning Authority. The document shall include specific proposals for monitoring, ongoing management and review in order to ensure access to the site by alternative modes of travel and to accord with policies T1 and T2 of the UDP.
- 8 Prior to the commencement of works to any part of the highway network, detailed highway design, including proposals for the internal road layout, street lighting and street furniture shall be submitted to and approved in

writing by the LPA in the interests of highway safety and visual amenity and to accord with T14 of the UDP.

- 9 Before the development hereby permitted, is commenced, a plan showing the car parking within the curtilage of the site, together with a statement relating to the management of such spaces shall be submitted to and approved in writing by the Local Planning Authority. The car parking shall then be laid out in accordance with the approved details before the buildings are occupied. The parking areas shall then be available for such use at all times and shall be used for no other purpose, in the interests of highway safety and to comply with policy T14 of the UDP.
- 10 Before the development hereby approved is commenced, the details of the space and facilities for bicycle and motor cycle parking shall be submitted to and approved in writing by the local planning authority. The facilities shall be laid out in accordance with the approved details before any part of the site is occupied, in order to ensure that adequate provision is made for cycle and motor cycle parking and to comply with policies T14 and T22 of the UDP.
- 11 Prior to being discharged into any watercourse, surface water sewer or soakaway systems, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies installed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, before that part of the drainage is commenced. The scheme shall include a statement on the maintenance regime of the gullies and the system shall be maintained thereafter in accordance with the scheme of works unless varied and agreed in writing by the Local Planning Authority, in order to prevent pollution of the water environment and to comply with policy EN12 of the approved UDP.
- 12 Prior to the commencement of development,, detailed plans including the proposed ground level sections across the site and details of the finished slab levels of each property, shall be submitted to and approved in writing by the LPA, in order to achieve a satisfactory form of development and to comply with policies EN11 and EN12 of the UDP.
- 13 The development hereby approved shall not begin until the LPA has approved in writing details of the creation of a "riverside pedestrian / cycle route", running along the southern edge of the site, as indicated on the approved plans. For the avoidance of doubt, such details shall include the exact location and details of construction of the footpath. The development shall not be occupied until the works have been completed in accordance with the LPA's approval and have been certified in writing as complete by or on behalf of the local planning authority in order to comply with policy NA38 of the UDP.
- 14 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping and treatment of hard surfaces which shall include indications of all existing trees and hedgerows on the land, and details for their protection during the course of development, in the interests of visual amenity and to comply with policy B2 of the UDP.

- 15 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation, in the interests of visual amenity and to comply with policy B2 of the UDP.
- 16 Details of all walls, fences or other means of boundary enclosure shall be submitted to and approved in writing by the LPA before the completion of the development. The agreed boundary treatment shall be completed before occupation or in accordance with an agreed timetable, in the interests of visual amenity and to comply with policy B2 of the UDP.
- 17 Prior to the completion of the development, details of the installation of a heritage panel / public artwork on the site shall be submitted and approved in writing by the LPA. For the avoidance of doubt, such details shall include the siting and manufacturers specifications, with the wording of the panel to be agreed. The development shall not be occupied until the works have been completed in accordance with the LPA's approval in the interests of the promotion of the urban riverside and in order to comply with policies B17 and B20 of the UDP.
- 18 Unit numbers 1 – 33 and 35 - 42 shall be used for B1 Office based uses only (as set out in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), and for no other purpose in order to achieve a satisfactory form of development and to accord with policy EC4 of the UDP.
- 19 Unit number 34 shall be used for A1 / A5 shopping / service / food based uses only (as set out in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), and for no other purpose in order to achieve a satisfactory form of development and to accord with policy S3 of the UDP.
- 20 Before the A1 - A5 use hereby approved is brought into operation in unit number 34, details of any necessary ventilation and extraction 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 uses commence, in order to protect the amenities of the area and to comply with policy S12 of the UDP.
- 21 The A1 / A5 use hereby approved at unit 34 shall only be operated for such a use between the hours of 07:30 and 21:00 Monday to Sundays including Bank Holidays, in the interests of the amenities of the area and in order to comply with Policy S3 of the UDP.
- 22 Prior to the occupation of the first unit on site, details of a signage strategy for the development shall be submitted to and approved in writing by the

LPA. Such a strategy shall provide details of the size and positioning of all signage to be installed throughout the development. The agreed strategy shall be adhered to thereafter, unless the Local Planning Authority gives written consent to any variation, in order to achieve a satisfactory form of development and in order to comply with Policy B21 of the UDP

- 23 Prior to the commencement of the development, a scheme of working shall be submitted to and approved by the Local Planning Authority; such scheme to include days and hours of working, siting and organisation of the construction compound and site cabins, access to the site for construction traffic, routes to and from the site for construction traffic, and measures to ameliorate noise, dust, vibration and other effects including measures to stop mud spreading onto the highway. All works shall be carried out in accordance with the approved details in the interests of the proper planning of the development and to protect the amenity of adjacent occupiers and in order to comply with policy B2 of the UDP.
- 24 The construction works required for the development hereby approved shall only be carried out between the hours of 07:30 and 18:00 Monday to Friday and between the hours of 07:30 and 14:00 on Saturdays and at no time on Sundays or Bank Holidays unless otherwise varied and agreed in writing by the Local Planning Authority, in order to protect the amenities of the area and to comply with policy B2 of the UDP.
- 25 Before the development commences details of the method of containing the construction dirt and debris within the site and ensuring that no dirt and debris spreads on to the surrounding road network shall be submitted to and approved by the Local Planning Authority. These details shall include the installation and maintenance of a wheelwash facility on the site. All works and practices shall be implemented in accordance with the agreed details before the development commences and shall be maintained throughout the construction period in the interests of the amenities of the area and highway safety and to comply with policy T14 of the UDP.

Reference No.: 07/00017/SUB Resubmission

Proposal: Erection of a first floor extension to side above garage to provide bedroom and en-suite with juliet balcony with french doors to rear elevation, first floor infill extension to rear and single storey rear extension to provide sunroom and kitchen.

Location: 4 Dorking Road Fulwell Sunderland

Ward: Fulwell
Applicant: Peter Brown
Date Valid: 21 February 2007
Target Date: 18 April 2007

Location Plan



This map is based upon the Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence No. 100018385. Date 2006.

PROPOSAL:

The application relates to the proposed erection of a first floor extension to the side above the garage to provide bedroom and en-suite with juliet balcony with french doors to rear elevation, first floor infill extension to rear and single storey rear extension to provide sunroom and kitchen and a new boundary wall to the front at 4 Dorking Road, Seaburn.

The application is a resubmission of a previous application (app no 06/02562/FUL), which was approved under the Council's scheme of delegation on 12th September 2006. This revised scheme has been submitted following the substantial completion of works on site, when it became clear that there were some discrepancies between the approved plans and the development actually occurring on site.

The application site is a semi-detached dwelling with a hipped roof, typical of the surrounding properties in the street. A notable feature of the street is the stepped arrangement of the properties due to the steep slope of the road. The ridge levels of each semi pair differ by roughly 1.5 metres. Properties in this area are relatively closely grouped together, with fairly small gardens to front and rear.

A number of dwellings on the short stretch of road around the site have been subject to side extensions at upper floor level, including the neighbouring property, 6 Dorking Road. All of the other extensions in the street are flush with the existing front elevation of their host properties, but with differing roof construction details and none connected to the neighbouring property.

The side extension is set back from the front elevation of the existing property by 0.4 metre, resulting in a drop in the ridge height of the extension. The extension is proposed to be 3.2 metres in width, differing from the previously approved scheme by the insertion of a column of bricks between numbers 4 and 6 Dorking Road, in order to close the gap between the two properties. The extension measures 6.27 metres in length adjacent to the side elevation of the existing property. The overall height of the extension is shown on the submitted plans as 7.3 metres, which is set below the ridge height of the main property as a consequence of the 0.4 metre set back. To the rear of the side extension at first floor level, a juliet balcony has been included, as per the originally approved plans.

The single storey extension to the rear projects 3 metres from the rear elevation of the property, being 6.8 metres in width. This element of the proposal remains unaltered in terms of scale from the originally approved scheme, although some window positions and sizes are altered, with the single door originally proposed to the rear elevation replaced by a window, the windows originally proposed to each side of the double patio doors omitted and the window in the north elevation, facing 6 Dorking Road, reduced in size from that originally approved.

A small infill extension is proposed to the rear of the property at first floor level, measuring 3 metres in width and projecting 1.7 metres but not projecting beyond the existing rear elevation of the property. This element of the proposal is to provide an en-suite bathroom, incorporating a small obscurely glazed window and remains unaltered from the originally approved plans,

This application would normally be dealt with under the scheme of delegation, however the application has been referred to the Development Control (North area) Sub Committee as consequence of a request by Councillors Bohill, Walton and Howe.

TYPE OF PUBLICITY: Neighbour Notifications

Final Date for Receipt of Representations: **15.03.2007**

REPRESENTATIONS:

Letters of representation have been received from the occupiers of 5 Derry Avenue and 6 Dorking Road. These letters raised the following concerns:

- The extension will face directly into the garden of 5 Derry Avenue resulting in loss of privacy.
- The existing properties in Dorking Road do not have rear windows at first floor level meaning properties in Derry Avenue are not overlooked.
- The Juliette balcony directly faces a bedroom window at 5 Derry Avenue and overlooks the garden area of 6 Dorking Road, leading to a loss of privacy, contrary to UDP policy B2.
- Joining the houses with a column of bricks would lead to terracing of the properties.
- The proposed column of bricks to join the properties would cross the boundary line between numbers 4 and 6 Dorking Road.
- The extension does not respect and enhance the qualities of nearby properties and as such the proposal is contrary to UDP Policy B2.
- The plans do not show the accurate connection layout between the two properties indicating that the properties will be developed flush at the front and rear elevations. This is misleading.
- Due to the use of blocks to the side elevation rather than bricks, it is noted on the plans that this will not be visible due to the proposed piecing up of the gap. This is a presumption that planning permission will be granted and if this is not the case, the block work will remain visible.
- The potential problem of vermin in the gap between 4 and 6 Dorking Road should have been dealt with during construction by sealing the gap at garage level, possibly through the use of cavity trays.
- The attachment of lead flashing to the roof of 6 Dorking Road would look odd contravening UDP policy B2.
- The guttering to the side of the two storey extension is not shown on the submitted plans and has been erected over the boundary between the two properties without the neighbour's permission.
- The informative on the previously approved application requiring that no part or physical feature eg gutters shall overhang or encroach in any way on land not forming part of the application site without the consent of the land owner has been ignored.
- The window fitted to the side elevation of the single storey rear extension differs from that indicated on the originally approved plans and overlooks the garden area of 6 Dorking Road leading to a significant loss of privacy. This window and the Juliette balcony should be obscurely glazed.

- The garden wall to the front of the property is not in keeping with surrounding walls in Dorking Road, which are stepped down to take account of the steep bank. This is contrary to UDP policy EN10.
- The view from the rear garden of 6 Dorking Road is now dominated by the extension leading to loss of light and is out of character with surrounding properties, contravening UDP policy B2.
- The removal of the brickwork between the properties with a stihlsaw has left the wall in a poor state showing a lack of respect for the objector's property.
- Much of the extension was completed whilst the objector was away from home on business, preventing him from voicing his concerns to either the applicant or builders on site during construction. This includes the use of blocks in construction, rather than bricks, infilling of the gap between the properties to the rear and also the installation of guttering and flashing.
- The neighbouring occupier was not consulted prior to the carrying out of work to infill the gap between the properties, the installation of the guttering and flashing, or the digging of foundations, which should have been the case given the close proximity of the two properties.

POLICIES:

In the Unitary Development Plan the site is subject to the following policies;

B_2_Scale, massing layout and setting of new developments
 EN_10_Proposals for unallocated sites to be compatible with the neighbourhood
 T_14_Accessibility of new developments, need to avoid congestion and safety problems arising

COMMENTS:

The four main issues to consider are:

- Impact on street scene
- Impact on visual amenity and privacy of neighbouring properties;
- Impact on highway safety.
- Neighbour Representations

Impact on street scene

The relevant UDP policies in this instance are B2 and EN10 concerning, design and impact upon street scene; and residential amenity.

The principle of such a development in the context of the street is considered to be acceptable. The size and scale of the extensions themselves are relatively

unchanged from the originally approved application 06/02562/FUL, as outlined below.

Similar extensions, of various designs and external appearance have been carried out within Dorking Road. With regards to design, it is considered that the proposal is acceptable. The extensions will represent subordinate features to the property and the existing character of the dwelling will not be compromised.

The single storey rear extension exceeds the maximum 2.7 metre projection for rear extensions as stipulated in the Supplementary Planning Guidance. However, the neighbouring property at number 2 Dorking Road has already been subject to similar development. The extension constructed to the rear of the application site does not exceed the projection of the adjacent extension at 2 Dorking Road and is sufficiently offset from the boundary with 6 Dorking Road to be considered acceptable in terms of its projection.

It is considered that the development incorporating a 0.4m setback of the side extension is acceptable. The setback and dropped ridge combined with the difference in levels between the properties is considered sufficient to avoid the terracing effect within the street scene.

The main impact in terms of street scene relates to the proposal that the brickwork be pieced up between the new extension and the adjacent property at 6 Dorking Road, through the insertion of a column of bricks between the two properties and also the boundary wall to the front of the property.

Following construction of the extension directly adjacent to the neighbouring property, 6 Dorking Road, at the rear the bricks to the side of the extension were cut to create a visible gap between the two extensions. Having clarified the situation with the Building Control Officer responsible for the site, there is no suggestion as to how this gap between the two properties could be suitably pieced up, in a manner preserving the street scene, without some reconstruction of the extension itself in order to give the building a consistent appearance.

With regard to the boundary wall erected to the front of the property, this has been erected to a height of 0.9 metre at its southernmost point and 1.2 metres at its northernmost point. This increase in the height of the wall itself is due to the drop in land levels within Dorking Road and the top of the wall itself is constructed level, despite the drop in levels. On visiting the site, it was noted that other boundary walls within the street are stepped down in height with the ground levels of the street. The applicant has been requested to amend the scheme to incorporate a stepping down of the wall in common with the rest of the properties in the street. Whilst the applicant has confirmed verbally that he is willing to comply with this request, amended plans in this regard have been received and are considered acceptable in this respect.

Impact on visual amenity and privacy of neighbouring properties

At the time of the previously approved application, it was noted that the main concerns raised by neighbours related to the potential overlooking of the Juliette balcony and windows in relation to their properties. Upon further investigation it was found that there are no Article 4 directives that would preclude the insertion of windows to the rear elevations of the properties without an application for planning permission. Of the two windows inserted one is obscurely glazed and

the other is a landing window, to be inserted in the existing building, rather than the extension itself. Landing windows do not constitute main facing windows and the level of overlooking is not considered to be significant enough to reasonably justify a refusal.

With regard to the french windows and Juliette Balcony, whilst there is some potential for overlooking of neighbouring gardens, this cannot be considered a sufficient justification to resist the proposal in isolation. It is considered that any overlooking of neighbouring windows is not direct. The original distance between the rear elevations of the properties backing onto those at Dorking Road was 20 metres, sufficient to avoid significant overlooking or loss of privacy. In the case of number 5 Derry Avenue, any increased potential for overlooking of this property by the host property would result as a consequence of the dwelling being subject to a rear bedroom dormer extension (SD2212/79) that has reduced the original distance between the houses. Notwithstanding this, the rear window of 5 Derry Avenue and the proposed Juliette Balcony would not be facing each other directly and a distance of 18 metres would still be retained between the properties, which is considered acceptable, even with the elevated position of the Juliette balcony and French windows.

In light of the above, when considering the previous application, it was not considered that the juliette balcony or any other windows within the proposed extension compromise the privacy or residential amenities of adjoining property owners in a manner significant enough to warrant a refusal of planning permission. As noted throughout this report, the balcony and the majority of window positions remain consistent with the originally approved planning application.

Impact on highway safety

It is considered that the proposed development would be unlikely to have any impact upon highway safety as it would retain a parking space within the curtilage of the property.

Neighbour Representations

Members are reminded that issues pertaining to boundary disputes are a civil matter between the adjoining property owners and as such cannot be accepted as a material consideration in the determination of the planning application, nor can the potential encroachment of vermin in the gap between the properties.

In response to the other objections, it was considered at the time of approval of the original planning application, 06/02562/FUL, that the juliette balcony would not result in an impact detrimental enough to the privacy of adjacent properties sufficient to refuse planning permission on this element of the proposal in isolation. Likewise, the request made in the letters of objection that the balcony be fitted with obscure glazing is not deemed to be reasonable or indeed practical as the doors can be opened regardless of whether obscure or transparent glazing is fitted. Likewise, despite the current lack of windows in the first floor rear elevations of properties in Dorking Road, as identified earlier in the report, there are no article 4 directives in place within the area preventing the insertion of the window without planning permission. Furthermore, the window in the side

elevation of the rear extension adjacent to 6 Dorking Road is reduced in size, but in the same position as per the originally approved application.

Conclusion

The main issue remaining to be resolved is whether the gap between no's 4 and 6 Dorking Road should be maintained above ground floor level and the most appropriate means of achieving an acceptable appearance in planning terms.

The matter is currently pending further consideration, pending the receipt of amended plans and a recommendation and supplementary report will be presented prior to the committee meeting.

RECOMMENDATION: Dir.of Dev. and Regeneration to Report

Reference No.: 07/00204/SUB Resubmission

Proposal: **Erection of 34 two storey houses with associated car parking and landscaping.**

Location: Land Adjacent The Dagmar PH Whitchurch Road
Wetherwack Sunderland

Ward: Southwick
Applicant: Riverside Developments LTD
Date Valid: 29 January 2007
Target Date: 26 March 2007

Location Plan



*This map is based upon the Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence No. 100018385. Date 2006.

PROPOSAL:

This application seeks outline consent for the erection of 34 two storey houses and associated car parking on land adjacent to the Dagmar Public House.

The site, which is 0.75 ha in area, is positioned at the junction of Whitchurch Road and Wembly Road and is currently occupied partially by a disused car park, formerly used in connection with the Dagmar Public House (now vacant) and also an area of vacant scrub land.

The application is a resubmission of application 06/04523/OUT which was refused by Sub-Committee in January 2007.

The current application excludes the area of the site immediately adjacent to Wembley Road which was included in the previous planning application.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

County Archaeologist
Environment Agency
Director Of Education
Northumbrian Water
Director Of Community And Cultural Services
Crime Prevention Officer
Property Services Manager

Final Date for Receipt of Representations: **22.02.2007**

REPRESENTATIONS:

CONSULTEES:

County Archaeologist
No objection to the proposed development subject to archaeological conditions requiring trial trenching prior to development.

Environment Agency
No objection to the proposed development. Applicant should be aware that the site is within 250 metres of a former land fill site.

Northumbrian Water
No objection to the proposed development.

Crime Prevention Officer
No comments received.

Final Date for Receipt of Representations: 22.02.2007

NEIGHBOURS

There have been no representations received in connection with this application

POLICIES:

In the Unitary Development Plan the site is subject to the following policies;

H_15_Encourage / negotiate for accessibility standards in housing developments
H_21_Open space requirements in new residential developments (over 40 bed spaces)
EN_10_Proposals for unallocated sites to be compatible with the neighbourhood
CN_15_Creation of the Great North Forest
H_1_Provision for new housing
H_6_Considerations in area based housing distributions
H_8_Windfall sites to accord with other policies unless specific benefits are provided
NA_7_Sites for new housing
B_2_Scale, massing layout and setting of new developments
T_14_Accessibility of new developments, need to avoid congestion and safety problems arising
T_22_Parking standards in new developments

COMMENTS:

The proposed development is for outline planning permission; therefore the principle of the development is the main consideration in determining this application. In addition to the principle of the development an indicative site layout for the proposal has been submitted with the application. This will be considered in addition to the principle of the development.

Principle of the Development

The principle of residential use on the site requires the consideration of policies in the approved UDP and the Interim Strategy for Housing Land.

In considering the approved UDP it should be noted that the application has highlighted an anomaly between the adopted UDP written statement and the proposals map. The proposals map illustrates both the former Dagmar Public House and the areas directly north and east as being subject to Policy NA7.5, however the UDP written statement details the site as 0.76ha, while the application site is 0.75 has. The allocation however includes part of the public house building, which is not within the application site and excludes the southern half of the southern arm of the application site. In relation to anomalies between a written statement and a proposals map, PPG12 Development Plans states "In the event of a contradiction between the written statement and the key diagram, the written statement prevails." (Annex A Types and Forms of Plans; Paragraph 20)

The northern part of the proposed development site is covered by Policy NA7.5 of the adopted UDP, which allocates the site for more than 10 dwellings. Whilst the proposed development accords in principle with the adopted UDP allocation the proposal to develop 42 dwellings significantly exceeds the estimated dwelling capacity of the site as detailed within the UDP (30 dwellings).

The justification for policy NA7.5 indicates that the site is suitable for use for special needs housing in accordance with policy H15. As this outline application reserves all matters for future consideration any requirement for special needs housing may need to be the subject of a condition on any consent issued. The design and access statement provided in connection with the application indicates that the houses provided would be intended for "mainly family housing with some flats". However, it should be noted also that an application for the erection of a 60 bed care home is current under consideration (App. No. 06/04717/FUL).

Policy H21 (Open Space in Residential Areas), requires all new housing development of more than 10 dwellings to make provision for open space and children's play in accordance with the council's standards. A condition to this effect would need to be imposed on any consent granted.

Interim Strategy for housing Land

Consideration needs to be given to the Interim Strategy for Housing Land (Feb 2006) which provides strategic guidance for house building to the period 2016. Chapter 4 of the ISHL provides policies relating to the strategy for the amount, type and location of new housing.

Strategic Policies:

Policy SP1 states the council will protect and encourage the development of the strategic sites identified in Appendix 1 of the ISHL. The proposed development is located within a close radius of three strategic sites identified within the ISHL:

Site name	No. of dwellings	Expected delivery period
Carley Hill Road, High Southwick	79	2011 – 2016
Carley Hill School	42	2004 – 2011
Southwick Primary	56	2004 – 2011

It is considered that the proposed development has potential to be detrimental to and impact upon the successful delivery of the strategic sites illustrated above.

The proposed development site falls within 2 categories of sites addressed by the ISHL: sites to be reviewed (North area of site) and windfall sites (South area of site). Policy SP2 of the ISHL states that sites included in the review category are not anticipated to be released before 2016. Review sites that come forward before 2016 and windfall sites must be able to meet the following main criteria to justify their release:

- (ii) For all sites proposing 10 or more dwellings, the number of dwellings on the site or cumulatively in conjunction with other potential housing sites in the area, do not adversely affect the achievement of the ISHL.
- (iii) The development provides for high value housing (defined within the ISHL) or some other clearly identified need.
- (iv) In all cases the proposal must demonstrate that consideration has been given to the sequential approach set out in RPG Policy DP1

and the sustainability criteria of Policy DP2 of the ISHL. A sequential test was submitted in connection with this application.

The proposed development should aim to comply with Policy SP2 of the ISHL demonstrating no adverse affect to the achievement of the ISHL.

The ISHL provides guidance relating to the allowance for windfall sites, and includes an allowance for small sites (less than 10 dwellings) but not specifically for larger sites.

The southern area of the proposed development site is regarded as windfall as the area is not specifically allocated within the adopted UDP, the development proposes 12 dwellings which exceeds the allowance included within the ISHL. This is therefore considered unacceptable.

Greenfield Development:

The northern area of the site is considered Greenfield and relates to Policy SP4 which states housing development on Greenfield land will only be supported;

- (i) Where it can be shown that the release of the site can be justified on the basis of a sequential search and sustainability assessment in accordance with DP1 and DP2 of RPG1; and
- (ii) Where it can be demonstrated that it contributes to the objectives of the ISHL.

The southern area of the proposed development is located on Brownfield land, and subsequently sub-sections (i) and (ii) of Policy SP4 should be met. However, it is not considered that the application meets the criteria set out in Policy SP4.

Policy SP5 of the ISHL requires development to achieve a minimum density of 30 d.p.h. and the proposed development delivers in excess of this target and subsequently adheres with Policy SP5 in this respect.

The proposed development relates to Policy EN10 as all proposals for new development will be judged in accordance with the policies and proposals of the UDP. The southern section of the proposed development concurs with Policy EN10 as the plan does not indicate any proposals for change (white land), would continue the existing pattern of land use, and the principal use would be compatible with the adjacent neighbourhoods.

The proposed development is located in an area within the adopted UDP subject to policy CN15 providing guidance relating to schemes and other initiatives which assist in creating and supporting the Great North Forest. It is not considered that the proposed development will compromise the creation of the Great North Forest.

Indicative Layout

There is an indicative layout provided with the planning application, however, all matters concerning design and layout of the site have been reserved at this stage. As the principle of the development is considered to be unacceptable for the reasons set out above it is not considered appropriate to comment in detail on the sketch scheme.

Conclusion

Whilst an area of the site is allocated for housing in the UDP, the site is considered to be Greenfield and is under review within the ISHL, additionally, the number of dwellings (34) is considered to be detrimental to the successful delivery of strategic housing sites within North Sunderland (as defined in the ISHL). Consequently, Members are recommended to refuse the application

RECOMMENDATION: Refuse

Reasons:

- 1 The proposed development is considered likely to undermine the delivery of the strategic housing sites as identified in the Interim Strategy for Housing Land and as such would be contrary to the requirements of policies SP2 and SP4 of the Intermin Strategy for Housing Land and Policy H1 of the adopted UDP.
- 2 The proposed development is located in an area of Greenfield land contrary to the requirements of policy H1 of the adopted UDP, policy SP4 of the ISHL and policies DP1 and DP2 of RPG1.

Reference No.: 07/00399/FUL Full Application

Proposal: **Development of 16 no. 2 and 3 bed, two storey detached and semi detached units.**

Location: Site of Faber Road Sunderland

Ward: Southwick
 Applicant: North Sunderland Housing Co Ltd
 Date Valid: 29 January 2007
 Target Date: 26 March 2007

Location Plan



This map is based upon the Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence No. 100018385. Date 2006.

PROPOSAL:

The application seeks consent for sixteen two and three bed roomed semi-detached and detached houses along a linear frontage, fronting Faber Road in the Central Southwick Renewal Area of North Sunderland.

This application represents the first phase of Sunderland Housing Group's major redevelopment of the Central Southwick Area which is subject to a masterplan, which was adopted by the City Council's Cabinet as Interim Planning Policy in January 2006.

The Central Southwick Renewal Area lies north of the River Wear, approximately 2km north of the Sunderland City Centre in a predominantly residential area. The masterplan area and the Carley Hill Road allocated housing site of 2.1 hectares, covers approximately 12.23 hectares.

The northern boundary of the Central Southwick Renewal Area includes all properties south of Faber Road from Old Mill Road (to the west) continuing to Carley Hill Road.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

Northumbrian Water
Director Of Education
Director Of Community And Cultural Services

Final Date for Receipt of Representations: **22.02.2007**

REPRESENTATIONS:

no representations received in connection with this planning application.

POLICIES:

In the Unitary Development Plan the site is subject to the following policies;

B_2_Scale, massing layout and setting of new developments
T_14_Accessibility of new developments, need to avoid congestion and safety problems arising
T_22_Parking standards in new developments
NA_9_Restructuring improvements to existing Council Housing stock
H_1_Provision for new housing
H_2_Priority for conserving, maintaining and improving existing housing
H_10_Phasing of large housing developments
H_16_Negotiation for affordable housing in major developments

COMMENTS:

The main issues to consider when assessing this application are:

- The principle of the development.
- The design and layout of the proposed development.
- The highway access and carparking arrangements.

Principle of the Development.

The proposed development of 16 no. 2 and 3 bedroomed detached and semi-detached houses fronting Faber Road is considered to be acceptable in principle as the proposals accord with the adopted Southwick Masterplan. The proposals also accord with the Interim Strategy for Housing Land.

Design and Layout.

The Faber Road "Phase 1" proposal comprises three different house types of contemporary design. At either end of the terrace the detached corner house has a mono-pitched roof which slopes upwards away from the other properties in the terrace providing a focal "corner turning" point. Another, detached property is positioned adjacent to each "corner turning house" and this provides the terrace with a strong symmetrical layout with linear detailing running throughout the terrace in the form of canopies and garage design. The remaining properties within the terrace are semi-detached. All of the properties have their own garage or carport and a private driveway serving each property.

The materials proposed for use in phase one comprise a mixture of brick, cedar boarding and render. The use of render is considered to provide attractive highlights which contrast with the darker materials.

The proposed properties have solar panel water heating systems included on the dwellings with south facing roofs within phase 1, using a flat panel system, this equates to 5 metres squared of solar panel per dwelling. The solar panels are dark in colour and are incorporated into the modern design of the proposed buildings and therefore do not appear out of keeping with the proposed houses or the overall design concept of the development.

In terms of layout, the proposed houses are positioned in excess of the minimum separation distances from existing residential property and are therefore unlikely to create any problems of loss of residential amenity for any near neighbouring properties.

The applicant has agreed to enter into a section 106 agreement for the provision of off site play facilities.

Highway Access and Car Parking Arrangements

The proposed dwellings include private off street in curtilage car parking. The red line boundary of the planning application site does not include Faber Road. However, the visitor car parking proposed in connection with the 16 dwellings that are the subject of this planning application are to be positioned on Faber Road. Therefore should Members be minded to approve the application and in order that a satisfactory form of development may be achieved on site a Grampian Planning Condition requiring precise details of the visitor parking to be provided on site prior to commencement of development on site may be imposed.

The applicant has indicated that revised plans illustrating minor amendments to the garages which form a part of the scheme are to be submitted imminently. It

is anticipated that consideration of these minor amendments will be concluded prior to the meeting of the development control (North) Sub Committee meeting and a report made on the supplement accordingly

RECOMMENDATION: Dir.of Dev. and Regeneration to Report

Reference No.: 07/00637/CON Conservation Area Consent

Proposal: Demolition of rear extension and conversion of existing building into 15no. apartments and extension of rear bungalow, including new car parking area to rear.

Location: South Lodge 12/13 South Cliff Roker Sunderland

Ward: St Peters
Applicant: Durham Estates LTD
Date Valid: 15 February 2007
Target Date: 12 April 2007

Location Plan



*This map is based upon the Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence No. 100018385. Date 2006.

PROPOSAL:

The application is for the partial demolition of South Lodge, 12, 13 South Cliff, Roker. This involves the following:-

- the demolition of internal walls and the existing 2- storey offshoots to the rear yard,
- the demolition of part of the front boundary wall and excavation of the currently elevated front garden, reducing this to ground level in order to create a new basement / ground floor level

The building, which is currently 3 and half storeys in height, forms part of a terrace on a main elevation looking out onto the sea front within the Roker Park Conservation Area. The property currently has a garden area to the front and a car parking area to the rear, both of which are to remain, albeit in a reconfigured manner.

The works' proposed aim is to facilitate conversion works to the premises, in order to form 15 no. apartments. The property which was last used as a care home, has lain empty for a number of years and has suffered a number of structural problems, mainly involving subsidence caused by the poor ground conditions experienced in the terrace.

Conservation area consent is required for the total or substantial demolition of any unlisted building in a conservation area, such as this, therefore the merits of the demolition works have to first be considered as being acceptable prior to considering any associated new build proposals. A separate application for Planning Permission for the new build and change of use to apartments (07/00735/SUB) was submitted at the same time as this application and is being considered concurrently.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

Director Of Community And Cultural Services
County Archaeologist
English Heritage

Final Date for Receipt of Representations: **28.03.2007**

REPRESENTATIONS:

Neighbours.

One letter of representation has been received from the person who owns both of the properties that adjoin South Lodge. Their concerns in relation to the demolition proposals are in relation to structural problems caused to their properties as a result of the works.

These concerns are discussed in the following issues section.

Consultees

Northumbria Water
No objections or comments to make on the application.

English Heritage

No observations and consider that the application should be determined in accordance with national and local policy guidance and on the basis of council-level specialist conservation advice.

POLICIES:

In the Unitary Development Plan the site is subject to the following policies;

B_2_Scale, massing layout and setting of new developments

B_4_Development within conservation areas

B_6_Measures to preserve and enhance conservation areas

B_7_Demolition of unlisted buildings in conservation areas

CN_23_Measures to conserve/ improve wildlife corridors

EC_9_Locations for Hotels and Conference centres.

L_12_Promotion of the recreational and tourist potential of the coast and riverside

COMMENTS:

In determining this application, the key issues to consider are:-

The principle of the demolition works

The suitability of the new development within the Conservation Area.

Effects on safety and welfare of existing residents and their premises.

The principle of demolition works.

In order for the proposal to be considered acceptable, this application must show how the partial demolition of the building will not harm the character and appearance of Roker Park Conservation Area.

The supporting statement of justification for the demolition works is considered sufficient to satisfy this requirement and rightly notes that the sections of the building to be removed to the rear bear little resemblance to its original form, having been extensively modified through various unsympathetic alterations and additions, and therefore does not make a positive contribution to the character and appearance of the Conservation Area. Thus, its loss will not detract from the value of the Conservation Area.

To the front of the property, the front boundary wall is to be partially demolished in order to make way for the excavation works to the front garden and for the new ground floor to be inserted at street level. Much of the front elevation is to be retained in-situ, with existing features such as stonework being retained and cleaned and new windows and doors being installed.

Concerns have been raised over the treatment of the front boundary wall, which is an important original feature, despite being significantly altered through the

covering of a cement render, and the need for it too be retained/restored or rebuilt accordingly. Any proposal to rebuild any part of the wall will be required to follow the design specifications set out in Proposal 5b of the Roker Park Conservation Area Management Strategy in the interests of unifying the street scene and preserving the distinctive character of the seafront. Full sectional details of the proposed front wall will be required to be submitted for consideration, should members be minded to approve the application.

To summarise, provided such works are carried out in a satisfactory manner, these works are not considered to be detrimental to the appearance of the building or the conservation area and therefore comply with UDP policies B4 and B6.

The suitability of the new development within the Conservation Area.

A long standing dialogue between officers and the owners has been ongoing in relation to the viability of the scheme, involving the preparation and submission of a feasibility study and engineers reports in order to establish if it would be practicable to retain the entire building. Due to subsidence, there has been a significant amount of movement within the building, leading to uneven floor levels and cracking of walls. As such, it is considered that underpinning the front elevation and retaining as much of this as possible and restoring features is the most practicable solution to bring the building back into use. Such retention and restoration of the seaward-most part of the property will at least preserve the historic character and appearance of this part of the seafront. Whilst 'facadism', however, does not normally sit well within the principles of good conservation practice, the applicant has confirmed that the internal structural walls will also be retained so that the essential structure of the historic building is at least preserved.

A method statement submitted by the applicant provides details of those parts which are to be retained in-situ, with existing features such as stonework being retained and cleaned and new windows and doors being installed. The excavation of a new basement level, whilst not desirable, may be acceptable if it offers the only feasible means of creating a viable project that retains the essential structure of the historic buildings; but only on the basis that the work can be implemented without requiring the demolition of the structure above. Such an arrangement is not dissimilar to several other properties in South Cliff, although it does create a rather peculiar looking frontage with fake entrances above ground level. Nevertheless, provided the detailing, the articulation of architectural features and choice of materials is historically correct and of the highest standard, the buildings should continue to make a positive contribution to the historic seafront and conservation area generally.

Further detailed information explaining how all of the above works are to be undertaken have been submitted by the applicant following requests by officers, which are currently pending further consideration.

To accommodate the change of use a number of external alterations are proposed. These mainly relate to the erection of a new replacement offshoot and extension to the existing bungalow in the rear yard.

The proposed newly constructed rear elevation is considered to be an improvement on the existing one, which has been extensively altered and extended in the past and bears little resemblance to its historic form. The newly constructed offshoots would appear to loosely follow the historic footprint of those evident at other properties and will not encroach noticeably further to the rear yard.

Beyond this the existing open character of the rear has been preserved with the only other new development limited to an extension to an existing outbuilding to create a mews type cottage. The design of the cottage is considered to be suitably simple and subservient to the main building.

To summarise, provided such works are carried out in a satisfactory manner, these works are not considered to be detrimental to the appearance of the building or the conservation area.

Effects on safety and welfare of existing residents and their premises.

With regards the safety and welfare of residents and their premises whilst the demolition works are ongoing, this is something that cannot be taken into consideration when assessing this application, other than meeting the statutory Environmental Health requirements, which pay regard to hours of operation and the amount of noise / dust generated by activities on site. Such requirements can be controlled by the imposition of conditions. It should be noted that the applicant also has an obligation under The Party Wall etc. Act 1996 to notify all adjoining landowners of their intentions and to ideally reach a mutual agreement between themselves in respect of any works, so that any concerns raised are adequately addressed. The applicant is fully aware of this obligation and reference to it would be added as an informative on any consent issued, should Members be minded to approve the application.

Conclusion.

Taking the above matters into consideration, the proposal is considered to be acceptable in principle and would bring a currently unused building situated within a prominent location within the Roker Park Conservation Area back into use. As such, the proposal would help to enhance the appearance of the Conservation Area and should be granted consent, subject to the conditions set out below:-

RECOMMENDATION: Approve

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, to ensure that the development is carried out within a reasonable period of time.
- 2 The development to which this permission relates shall be carried out in complete accordance with the approved plans as listed on the plan

schedule on this certificate, in order to ensure that the development as carried out shall not vary from the approved plans.

- 3 The development to which this permission relates shall be carried out in complete accordance with the method statement and details submitted from Welsh and Baker Structural Engineers on 14.03.2007 and 21.03.2007, unless otherwise agreed in advance of works in writing by the LPA in the interests of the Conservation Area and in accordance with Policy B4 of the UDP.
- 4 Notwithstanding the submitted plans, no demolition works shall commence until a contract for the undertaking of the redevelopment of the site to the rear has been made and full planning permission has been granted for the development to which that contract provides. Details of any such agreement shall be submitted to the Local Planning Authority prior to the commencement of any demolition works, in the interests of the Conservation Area and in accordance with Policy B4 of the UDP.
- 5 Before the development hereby approved is commenced details of the method of demolition shall be submitted to and approved by the Local Planning Authority. All works shall be carried out in accordance with the agreed details in order to protect the amenities of the area and to comply with policy B4 of the UDP.
- 6 Notwithstanding the submitted plans, all stone / brick walling and slates to be demolished / removed are to be stored and re-used on site. Prior to the commencement of construction works, a detailed method statement relating to the cleaning / restoration of the stored materials together with details relating to their reinstatement will be submitted to and agreed in writing by the LPA in order to achieve a satisfactory form of development and to comply with policy B4 of the UDP.
- 7 Notwithstanding any indication of materials which may have been given in the application, no development shall take place until a schedule and/or samples of any replacement materials and finishes to be used for the external surfaces, including windows, window surrounds, bays, doors, roof covering materials, rainwater goods and all other elements to be restored have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details; in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.
- 8 No deliveries, including plant hire shall be taken at or despatched from the site outside the hours of 8:00-18:00 Monday to Friday, 08:00-13:00 Saturdays, nor at any time on Sundays, Bank or Public Holidays to ensure that nearby properties are not adversely affected by the development and that highway safety is not compromised and to comply with policies B2 and T14 of the UDP.
- 9 The demolition works required for the development hereby approved shall only be carried out between the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on Saturdays and at no time on Sundays or Bank Holidays in order to protect the amenities of the area and to comply with policy B2 of the UDP

Reference No.: 07/00635/SUB Resubmission

Proposal: **Conversion of existing building into 15no. apartments and extension of rear bungalow, including new car parking area to rear.**

Location: South Lodge, 12-13 South Cliff, Sunderland, SR6 0PH

Ward: St Peters
 Applicant: Durham Estates LTD
 Date Valid: 15 February 2007
 Target Date: 12 April 2007

Location Plan



This map is based upon the Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence No. 100018385. Date 2006.

PROPOSAL:

The application is for the conversion of the existing building in order to provide 15 no. apartments at South Lodge, 12, 13 South Cliff, Roker. This involves the following:-

- the change of use of the property from hotel to 15 apartments;
- the demolition of some internal walls and the existing 2- storey offshoots to the rear yard,

- the demolition of part of the front boundary wall and excavation of the currently elevated front garden, reducing this to ground level in order to create a new basement / ground floor level
- the extension of the existing cottage / bungalow to the rear

and

- The creation of a car parking area to the rear.

Other than the works to create the basement / new ground floor level, to allow additional windows and doorways to be created, the proposal does not involve any changes to the appearance / fabric of the existing front elevation of the main building.

Four apartments each are proposed on the ground, first and second floors, with a further three on the third floor of the building. Each apartment is 2-bedroomed. Internally, the apartments have been arranged so that each floor will have 3 of its respective apartments benefiting from main living rooms orientated towards the impressive sea views to the east. A new rear extension which will replace the existing offshoots will house the additional units, overlooking the car park area to the rear.

Both the detached apartment to the rear yard and the apartments in the annex are to be 2-bedroomed and will be accessed by vehicles and pedestrians via the rear lane.

The building, which is currently 3 and half storeys in height, forms part of a terrace on a main elevation looking out onto the sea front within the Roker Park Conservation Area. The property currently has a garden area to the front and a car parking area to the rear, both of which are to remain, albeit in a reconfigured manner.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

Director Of Community And Cultural Services
Director Of Education
County Archaeologist
English Heritage
Northumbrian Water
Environment Agency

Final Date for Receipt of Representations: **28.03.2007**

REPRESENTATIONS:

Neighbours.

One letter of representation has been received from the person who owns both of the properties that adjoin South Lodge. Their concerns relate to:-

Creation of new ground floor / basement.
Structural problems caused to their properties as a result of the works.
Problems with drainage caused by the increased number of people.
Increased congestion / parking problems.

These concerns are discussed in the following issues section.

Consultees

Northumbria Water

No objections or comments to make on the application.

English Heritage

No observations and consider that the application should be determined in accordance with national and local policy guidance and on the basis of council-level specialist conservation advice.

POLICIES:

In the Unitary Development Plan the site is subject to the following policies;

B_2_Scale, massing layout and setting of new developments
B_4_Development within conservation areas
B_6_Measures to preserve and enhance conservation areas
B_7_Demolition of unlisted buildings in conservation areas
CN_23_Measures to conserve/ improve wildlife corridors
EC_9_Locations for Hotels and Conference centres.
L_12_Promotion of the recreational and tourist potential of the coast and riverside

COMMENTS:

The key issues to consider in relation to this application are:

- The principle of the change of use
- The impact on the conservation area
- Residential amenity issues
- Highway and car parking issues
- Children's play space provision

The principle of the change of use.

The property, which has the planning status of a care home has been vacant for a number of years. The site does not have any specific allocation in the Unitary Development Plan, therefore policy EN10 applies, under which proposals for development need to be considered on their individual merits and be compatible with the principle use of the neighbourhood, which is residential.

The site is located within an area where policies are in place to promote the recreational and tourist potential of the coast and riverside, by improving access and encouraging development, which provides for the needs of visitors without adversely affecting the environment and conservation requirements. Whilst it is accepted that a care home will be lost, it is not considered that the loss of such a use will have a detrimental impact. The principle of the change of use of this care home to apartments is therefore considered as being acceptable in principle.

The impact on the conservation area

To accommodate the change of use a number of external alterations are proposed. These mainly relate to substantial demolition of the rear elevation of the main building, including 2 no. 3 - story offshoots and a single storey extension, to the rear of the main building. Conservation area consent is required for the total or substantial demolition of any unlisted building in a conservation area, such as this and as such, the merits of the demolition works have to be considered under an associated application for Conservation Area Consent, 07/00637CON. Essentially, this report concludes that it is not considered that the demolition of these extensions will have a detrimental impact on the conservation area, as these are largely of a poor quality.

The proposed newly constructed rear elevation will be an improvement on the existing one, which has been extensively altered and extended in the past and bears little resemblance to its historic form. The newly constructed offshoots would appear to loosely follow the historic footprint of those evident at other properties and will not encroach noticeably further into the rear yard.

Beyond this the existing open character of the rear has been preserved with the only other new development limited to an extension to an existing outbuilding to create a mews type cottage. The design of the cottage is considered to be suitably simple and subservient to the main building.

To the front of the property, the front boundary wall is to be partially demolished in order to make way for the excavation works to the front garden and for the new ground floor to be inserted at street level. Much of the front elevation is to be retained in-situ, with existing features such as stonework being retained and cleaned and new windows and doors being installed. The excavation of a new basement level, whilst not desirable, may be acceptable if it offers the only feasible means of creating a viable project that retains the essential structure of the historic buildings; but only on the basis that the work can be implemented without requiring the demolition of the structure above. Such an arrangement is not dissimilar to several other properties in South Cliff, although it does create a rather peculiar looking frontage with fake entrances above ground level. Nevertheless, provided the detailing, the articulation of architectural features and choice of materials is historically correct and of the highest standard, the buildings should continue to make a positive contribution to the historic seafront

and conservation area generally.

Concerns have been raised over the treatment of the front boundary wall, which is an important original feature, despite being significantly altered through the covering of a cement render, and must be retained/restored or rebuilt accordingly. Any proposal to rebuild any part of the wall will be required to follow the design specifications set out in Proposal 5b of the Roker Park Conservation Area Management Strategy in the interests of unifying the street scene and preserving the distinctive character of the seafront. Full sectional details of the proposed front wall will be required to be submitted for consideration, should members be minded to approve the application.

Further detailed information explaining how all of the above works are to be undertaken have been submitted by the applicant following requests by officers, which are currently pending further consideration.

To summarise, provided such works are carried out in a satisfactory manner, these works are not considered to be detrimental to the appearance of the building or the conservation area.

Residential amenity

Taking into account the current last previous care home use, it is not considered that the use of this property and outbuildings as apartments will have a detrimental impact on the amenity of adjoining and nearby residential properties.

To help ensure works are undertaken in the safest possible manner, the applicant has submitted structural engineers reports which detail how the necessary works will be undertaken. A condition can be imposed to ensure this, should Members be minded to approve the application.

With regards to the amenity of the proposed residents, spacing standards are comfortably achieved due to the building being mid terrace. The new offshoot being constructed does not have any main facing windows in its side elevations and as such, neither existing neighbouring residents nor prospective occupiers of the new apartments will have their outlook or privacy compromised as a result of these works.

Highway and car parking issues

The access points which the premises currently use are not to change, being taken from the rear lane. Adopted Supplementary Planning Guidance recommends the provision of 1 resident parking per dwelling and 1 visitor space per 3 dwellings, equating to 22 spaces, which are shown as being provided in an arrangement which is satisfactory to highways engineers. As such, the highway and car parking arrangements are considered acceptable.

Children's play provision

As the application proposes over 10 apartments with 2 bedrooms, the applicant is required to provide children's play equipment. As the submitted scheme does not provide any on-site facilities, the applicant has agreed to make a financial contribution for off-site play provision (£9,990). This will be undertaken through the signing of a S106 agreement between the applicant and the Council. The location of such facilities will be either at Roker Park, Thompson Park or Roker Foreshore.

Conclusion

The principle of residential use at this location is accepted and the submitted layout and alterations are considered acceptable within this conservation area location. It is recommended that the application be delegated for approval subject to resolving the issues relating to construction details and the signing of a S106 agreement in respect of a financial contribution in lieu of on site children's play facilities subject to conditions as set out below:-

RECOMMENDATION: Delegate the decision to the Director of Development & Regeneration.

- 1) Grant Permission subject to the following conditions and subject to completion of a Section 106 agreement by 16 May 2007 or such other date as is agreed by the Director of Development and Regeneration.

The legal agreement to secure the following:-

Off site play provision at Roker Park, Thompson Park or Roker Foreshore, Sunderland.

- 2) Refuse permission should the legal agreement not be completed by 16 May 2007 or such other date as is agreed by the Director of Development and Regeneration.

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, to ensure that the development is carried out within a reasonable period of time.
- 2 The development to which this permission relates shall be carried out in complete accordance with the approved plans as listed on the plan schedule on this certificate, in order to ensure that the development as carried out shall not vary from the approved plans.
- 3 The development to which this permission relates shall be carried out in complete accordance with the method statement and details submitted from Welsh and Baker Structural Engineers on 14.03.2007 and 21.03.2007, unless otherwise agreed in advance of works in writing by the LPA in the interests of the Conservation Area and in accordance with Policy B4 of the UDP.

- 4 Notwithstanding any indication of materials which may have been given in the application, no development shall take place until a schedule and/or samples of any replacement materials and finishes to be used for the external surfaces, including windows, window surrounds, bays, doors, roof covering materials, rainwater goods and all other elements to be restored have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details; in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.
- 5 Notwithstanding the submitted plans, all stone / brick walling and slates to be demolished / removed are to be stored and re-used on site. Prior to the commencement of construction works, a detailed method statement relating to the cleaning / restoration of the stored materials together with details relating to their reinstatement will be submitted to and agreed in writing by the LPA in order to achieve a satisfactory form of development and to comply with policy B4 of the UDP.
- 6 Full sectional details of the front boundary enclosure shall be submitted to and approved by the Local Planning Authority before the development is commenced. The agreed boundary treatment shall be completed before occupation or in accordance with an agreed timetable, in the interests of unifying the street scene and preserving the distinctive character of the seafront and to comply with policy B2 of the UDP and Proposal 5b of the Roker Park Conservation Area Management Strategy.
- 7 Before the development, hereby permitted, is occupied, the car parking area as shown on drawing no 462/DD6A showing 22 no. car parking spaces within the curtilage of the site shall be laid out in accordance with the approved plan before the buildings are occupied. The area shall then be available for such use at all times and shall be used for no other purpose, in the interests of highway safety and to comply with policy T14 of the UDP.
- 8 The development shall not commence until details of the foul and surface water drainage have been submitted to and approved by the Local Planning Authority and the development shall not be occupied until these facilities have been provided and installed in accordance with the approved details to ensure satisfactory drainage to the site and to comply with policy B24 of the UDP.
- 9 Notwithstanding the provisions of the current Town and Country Planning General Permitted Development Order, no porches, extensions erection of boundary enclosures or other development shall be undertaken within the cartilage of the site hereby permitted without the prior written consent of the Local Planning Authority, in order that the Local Planning Authority may retain control over the development and to comply with policy B2 of the UDP.
- 10 The construction works required for the development hereby approved shall only be carried out between the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.30 and 13.00 on Saturdays and at no

time on Sundays or Bank Holidays in order to protect the amenities of the area and to comply with policy B2 of the UDP

- 11 No deliveries shall be taken at or despatched from the site outside the hours of 08:00 and 18:00 nor at any time on Sundays, Bank or Public Holidays to ensure that nearby properties are not adversely affected by the development and that highway safety is not compromised and to comply with policy B2 and T14 of the UDP.
- 12 No development shall take place until a scheme of working has been submitted to the satisfaction of the local planning authority; such scheme to include siting and organisation of any construction compound and site cabins, routes to and from the site for construction traffic, and measures to ameliorate noise, dust, vibration and other effects, and so implemented, in the interests of the proper planning of the development and to protect the amenity of adjacent occupiers and in order to comply with policy B2 of the UDP.
- 13 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping and treatment of hard surfaces which shall include indications of all existing trees and hedgerows on the land, and details for their protection during the course of development, in the interests of visual amenity and to comply with policy B2 of the UDP.
- 14 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation, in the interests of visual amenity and to comply with policy B2 of the UDP.
- 15 Before the development commences details of the method of containing the construction dirt and debris within the site and ensuring that no dirt and debris spreads on to the surrounding road network shall be submitted to and approved by the Local Planning Authority. These details shall include the installation and maintenance of a wheelwash facility on the site. All works and practices shall be implemented in accordance with the agreed details before the development commences and shall be maintained throughout the construction period in the interests of the amenities of the area and highway safety and to comply with policies B2 and T14 of the UDP.

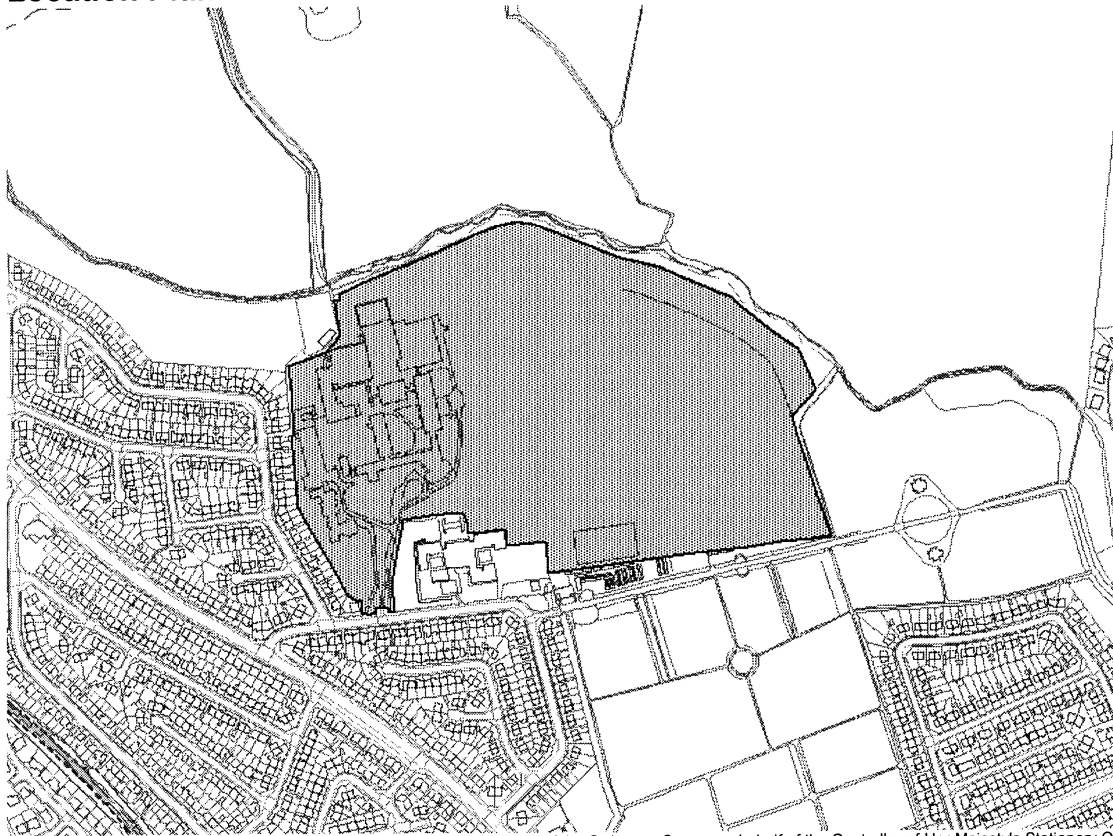
Reference No.: 07/00669/LAP Development by City(Regulation 3)

Proposal: **Installation of steel palisade security fence and gates to two areas**

Location: Monkwearmouth School, Torver Crescent, Sunderland, SR6 8LG

Ward: Fulwell
Applicant: Maureen Parker
Date Valid: 9 February 2007
Target Date: 6 April 2007

Location Plan



This map is based upon the Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence No. 100018385. Date 2006.

PROPOSAL:

The proposal relates to the installation of steel palisade security fencing and gates with triple spike detail to each bar to two areas within the grounds of Monkwearmouth School.

Fence A would be positioned between the rear boundaries of residential properties in 113 and 115 Staveley Road and the southernmost part of the school buildings and would be 12 metres in length. The submitted plans indicate palisade fencing 2.4 metres in height with no gates or openings inserted therein.

Fence B would be situated between two of the school buildings at the entrance to the staff car park area and would be 16 metres in length. The submitted specifications indicate palisade fencing, 2.4 metres in height, with the provision of single leaf pedestrian gates 1.2 metres in width and also automated double leaf gates for vehicular access to the car park, 6 metres in width.

The submitted Design and Access Statement indicates that the proposed fencing is required in order to safeguard pupils and staff within the school from unauthorised entry by members of the public and also to prevent unauthorised egress from the school by absconding pupils, whilst segregating pedestrian and vehicular traffic to the school.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

County Archaeologist
Director Of Community And Cultural Services

Final Date for Receipt of Representations: **07.03.2007**

REPRESENTATIONS:

Two representations were received following the neighbour consultation process from the occupiers of 105 and 107 Staveley Road requesting the following:

- clarification as to the exact siting of the proposed fencing.
- clarification as to whether trees or bushes would be removed for the fencing to be installed.

Clarification was sought from the applicant regarding the potential removal of trees and it has been confirmed that the proposal does not require the removal of any trees or bushes within the site.

Replies were sent to each of the residents, by e-mail, confirming the exact positioning of the proposed fence and also that there is no indication on the submitted plans that the proposals will require the removal of any trees or shrubs, although none of the trees on site are subject to tree preservation orders.

POLICIES:

In the Unitary Development Plan the site is subject to the following policies;

B_2_Scale, massing layout and setting of new developments
CF_5_Provision for primary and secondary schools
EN_10_Proposals for unallocated sites to be compatible with the neighbourhood
L_7_Protection of recreational and amenity land
T_14_Accessibility of new developments, need to avoid congestion and safety problems arising

COMMENTS:

The main issues to consider in determining this application are the principle of the development, design, siting and external appearance.

Principle of Development

The site in question is not allocated for any specific land use within the Council's Unitary Development Plan and, as such, is subject to policy EN10. This policy dictates that, where the UDP does not indicate any proposals for change, the existing pattern of land use is intended to remain. Policy CF5 requires that where possible, the requirements for the provision of secondary education shall be met on existing sites. Also, the school playing fields are identified to be protected from development under policy L7 and whilst the development would encroach slightly into the existing playground area, the playing fields remain unaffected.

The proposed fencing and gates will have no impact on highway or pedestrian safety within the site itself or the surrounding residential areas, other than the segregation of pedestrian and vehicular traffic as described in the Design and Access Statement and it is therefore deemed that the proposal accords with UDP Policy T14.

It is therefore considered that the proposed fencing within the school grounds accords with the relevant policies of the Unitary Development Plan and the principle of the proposed development is considered to be acceptable.

Design, siting and appearance

The specifications submitted with the planning application indicate that the proposed fencing and gates will be 2.4 metres in height, constructed of galvanised and polyester powder coated steel to be finished in a green colour RAL 6005.

It is considered that the siting of the proposed fencing and gates is appropriate in this instance in order to provide the required levels of security for the school premises, without detriment to the visual or residential amenities of nearby properties. The height and style of fencing proposed in this instance are in common with other fencing within the school grounds and the proposed colour treatment is considered to be appropriate and is therefore in accord with UDP policy B2.

Conclusion

It is considered that the proposal accords with UDP policies B2, CF5, EN10, L7 and T14.

Members are therefore recommended to grant approval under Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the conditions set out below.

RECOMMENDATION: Approve

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, to ensure that the development is carried out within a reasonable period of time.
- 2 The development to which this permission relates shall be carried out in complete accordance with the approved plans and specifications, to ensure that the development as carried out shall not vary from the approved plans.
- 3 Notwithstanding the submitted plans the proposed fencing shall be painted or powder coated green (RAL6005) in the interests of visual amenity and to comply with policy B2 of the UDP.

SUPPLEMENT REPORT ON APPLICATIONS

REPORT BY DIRECTOR OF DEVELOPMENT AND REGENERATION

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.

North

- | | |
|----|------------------------------------------|
| S1 | West Quay, Crown Road |
| S2 | 4 Dorking Road, Sunderland. |
| S3 | Land Adjacent to the Dagmar Public House |
| S4 | Site off Faber Road, Sunderland |

Sunderland City Council

North
Sub-Committee

SUPPLEMENT

Number: S1

Application Number: 06/05248/FUL Full Application

Proposal: Construction of 48 no. single occupancy offices with associated car parking and landscaping with ancillary cafe facility (A1/A5). (AMENDED DESCRIPTION 14.02.07)

Location: West Quay, Crown Road.

Further to the report, discussions have been ongoing with the applicant with regards to the submitted details. It has become apparent that there were discrepancies between the submitted design statement and the layout plans. The statement refers to two no units being used for A1-A5 uses (units 34 and 42), whilst the submitted plans only indicate one (unit 34). The applicant has advised that it was their intention to have the 2 no. units and revised plans have been submitted to reflect this.

The introduction of a further small A1-A5 unit is considered acceptable, as the two units together would still be deemed as being ancillary in nature.

In addition, the applicant has advised that it is intended to construct the development in a phased manner and as such have requested that condition no's 10, 13, and 15 be altered in order to prevent any delays occurring on site. This is considered as being acceptable in principle, provided details of phasing are submitted and agreed in advance. Condition no. 23 is also to be amended to reflect this.

RECOMMENDATION: Approve as per the agenda report, but with the following conditions revised.

- 10 Before the development hereby approved is occupied, the details of the space and facilities for bicycle and motor cycle parking shall be submitted to and approved in writing by the local planning authority.

- The facilities shall be laid out in accordance with the approved details before any part of the site is occupied, in order to ensure that adequate provision is made for cycle and motor cycle parking and to comply with policies T14 and T22 of the UDP.
- 13 The development hereby approved shall not begin until the LPA has approved in writing details of the creation of a "riverside pedestrian / cycle route", running along the southern edge of the site, as indicated on the approved plans. For the avoidance of doubt, such details shall include the exact location and details of construction of the footpath. Each phase of the development shall not be occupied until the works associated with that phase have been completed in accordance with the LPA's approval and have been certified in writing as complete by or on behalf of the local planning authority in order to comply with policy NA38 of the UDP.
 - 15 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the extent of the relevant phase in the first planting season following the occupation of the buildings or the completion of the development whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation, in the interests of visual amenity and to comply with policy B2 of the UDP.
 - 16 Details of all walls, fences or other means of boundary enclosure shall be submitted to and approved in writing by the LPA before the completion of the development. The agreed boundary treatment shall be completed before occupation or in accordance with an agreed timetable, in the interests of visual amenity and to comply with policy B2 of the UDP.
 - 17 Prior to the completion of the development, details of the installation of a heritage panel / public artwork on the site shall be submitted and approved in writing by the LPA. For the avoidance of doubt, such details shall include the siting and manufacturers specifications, with the wording of the panel to be agreed. The development shall not be occupied until the works have been completed in accordance with the LPA's approval in the interests of the promotion of the urban riverside and in order to comply with policies B17 and B20 of the UDP.
 - 18 Unit numbers 1 – 33 and 35 - 41 shall be used for B1 Office based uses only (as set out in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), and for no other purpose in order to achieve a satisfactory form of development and to accord with policy EC4 of the UDP.

- 19 Unit numbers 34 and 42 shall be used for A1 / A5 shopping / service / food based uses only (as set out in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), and for no other purpose in order to achieve a satisfactory form of development and to accord with policy S3 of the UDP.
- 20 Before the A1 - A5 use hereby approved is brought into operation in unit numbers 34 and 42, details of any necessary ventilation and extraction 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 uses commence, in order to protect the amenities of the area and to comply with policy S12 of the UDP.
- 21 The A1 / A5 use hereby approved at units 34 - 42 shall only be operated for such a use between the hours of 07:30 and 21:00 Monday to Sundays including Bank Holidays, in the interests of the amenities of the area and in order to comply with Policy S3 of the UDP.
- 23 Prior to the commencement of the development, a scheme of working shall be submitted to and approved by the Local Planning Authority; such scheme to include days and hours of working, siting and organisation of the construction compound and site cabins, access to the site for construction traffic, routes to and from the site for construction traffic, phasing of development and measures to ameliorate noise, dust, vibration and other effects including measures to stop mud spreading onto the highway. All works shall be carried out in accordance with the approved details in the interests of the proper planning of the development and to protect the amenity of adjacent occupiers and in order to comply with policy B2 of the UDP.

Number: S2

Application Number: **07/00017/SUB**

Proposal: Erection of a first floor extension to side above garage to provide bedroom and en-suite with Juliette balcony with french doors to rear elevation, first floor infill extension to rear and single storey rear extension to provide sunroom and kitchen.

Location: 4 Dorking Road, Sunderland.

Further to the report on the main agenda in connection with this application:

Following the completion of the initial report, one further letter of representation has been received. The objector has requested that this be treated anonymously, a request that has been adhered to. The letter of objection does not raise any additional issues beyond those examined in the main report, being concerned with the juliette balcony and queries about consultation.

Amended plans were received on 28th March 2007 showing the proposed connection between the application site and the neighbouring property amended to reflect the situation as it would actually appear on site. It is now considered that the submitted plans accurately reflect the development on site and as such allow a recommendation to be made.

It is considered that as noted in the main report, the principle of the development is acceptable, the two storey side extension is subordinate in scale to the host property and due to the differing land levels between the application site and the neighbouring property and also the 0.4 metre set back of the extension from the original dwelling, terracing cannot be held to occur in this instance. The single storey rear extension is in accordance with the requirements of the Development Control Supplementary Planning Guidance and the juliette balcony is not considered to reduce the privacy of adjacent properties significantly enough to justify a refusal of planning permission.

With regard to the overhang of the gutter onto the adjacent property, 6 Dorking Road, this is a civil matter between the two property owners and as such not dealt with by planning legislation. In planning terms, the gutter is considered to be acceptable as it is clear of the existing ridge height of the adjoining extension.

It is therefore considered that the main issue remaining to be considered with regard to the proposal is the potential infilling of the gap between the application site and the neighbouring property, 6 Dorking Road. Prior to the

erection of the two storey extension to the side of the property, the application property benefited from a single storey garage extension to the side. There is visible evidence on examining the two properties that this garage was attached to the neighbouring property, 6 Dorking Road and as such, the proposal that the two properties be attached at ground floor level is deemed to be acceptable.

The original planning consent (06/02562/FUL) indicated that a gap should remain between the properties. It is considered that the gap between the two properties should be retained at first floor level at the front and rear of the properties in order that it remain clear that the properties are semi-detached and remove the possibility of terracing, which whilst it may not be held to occur at this site, could set an undesirable precedent for other developments within the vicinity.

Consequently, it is recommended that conditions be attached to any consent granted requiring that details of the proposed means of attaching the two properties, at ground floor level and how to deal with the cut bricks at the rear of the property, be submitted to and agreed in writing with the Local Planning Authority, prior to the commencement of works.

Subject to the above, members are recommended to grant consent.

RECOMMENDATION: APPROVE, subject to the conditions set out below.

- 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, to ensure that the development is carried out within a reasonable period of time.
- 2) The development to which this permission relates shall be carried out in complete accordance with the approved plans and specifications, to ensure that the development as carried out shall not vary from the approved plans.
- 3) The development shall be carried out in complete accordance with the annotated plans received 23/3/07 and 28/3/07, in order to achieve a satisfactory form of development and to comply with policy B2 of the UDP.
- 4) Notwithstanding any indication of materials which may have been given in the application, no development shall take place until a schedule and/or samples of the materials and finishes to be used for the external surfaces, including walls, roofs, doors and windows has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details; in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.
- 5) Within two months of the date of this consent, details of how the extension hereby approved, will adjoin the adjacent property, at ground floor level, 6 Dorking Road, shall be submitted to and agreed in writing with the Local

Planning Authority, in order to achieve a satisfactory form of development and to comply with policy B2 of the UDP.

6) Notwithstanding the submitted plans, no part or physical feature of the proposed extension shall adjoin the existing extension to the side of the neighbouring property, 6 Dorking Road, at first floor level, in order that a visible gap remain between the two properties, in order to achieve a satisfactory form of development and accord with policy B2 of the UDP.

7) Within two months of the date of this consent, details of how the cut bricks to the rear of the extension shall be dealt with in order to accord with conditions 5 and 6 shall be submitted to and agreed in writing with the Local Planning Authority in order to achieve a satisfactory form of development and to accord with policy B2 of the UDP.

Number: S3

Application Number: **07/00204/SUB**

Proposal: Erection of 34 two storey houses with associated car parking and landscaping.

Location: Land Adjacent to the Dagmar Public House.

It is anticipated that a further report on this application will be circulated at the meeting.

RECOMMENDATION: Director of Development and Regeneration to Report.

Number: S4

Application Number: **07/00399/FUL**

Proposal: Development of 16 2 and 3 bedroomed, two storey detached and semi-detached units.

Location: Site off Faber Road, Sunderland.

Further to the main report to Committee. Amended plans have been received in connection with the above application.

The amended plans received show the removal of proposed pergolas from over the driveways on the site as was detailed in the original planning application.

This minor amendment is considered to be acceptable.

The amended plans are subject to an additional period of publicity which does not expire until 11th April 2007. Currently there have been no objections to this scheme. Should any objections be received in connection with this application it will be referred back to the committee for its consideration.

It is recommended that Members delegate the determination of this application to the Director of Development and Regeneration, in order that it may be determined within the statutory time period. The Director is minded to approve the application subject to the signing of a section 106 agreement in relation to the provision of off site play facilities by 30th April 2007.

RECOMMENDATION: Delegate the decision to the Director of Development & Regeneration (who is minded to):

- 1) Grant Permission subject to the following conditions and subject to completion of a Section 106 agreement by 30th April 2007 or such other date as is agreed by the Director of Development and Regeneration.

The legal agreement to secure the following:-

Off site play provision.

- 2) Refuse permission should the legal agreement not be completed by 30th April 2007 or such other date as is agreed by the Director of Development and Regeneration.

ITEMS FOR INFORMATION

LIST OF OTHER APPLICATIONS CURRENTLY ON HAND BUT NOT REPORTED ON THIS AGENDA WHICH WILL BE REPORTED WITH A RECOMMENDATION AT A FUTURE MEETING OF THE SUB COMMITTEE

	APPLICATION No. & Ward	ADDRESS	APPLICANT/DESCRIPTION	DATE SITE VISIT REQUESTED	LAST ON AGENDA	COMMENTS
1	04/01568/OUT Southwick	Sunderland Association Football Club Stadium Of Light Sunderland	Sunderland AFC Erection of ten storey hotel incorporating two storey academy in existing parking area.	04.03.2005	03.10.04	Awaiting further Information
2	06/02899/FUL St Peters	Roker Hotel 9-13 Roker Tce Sunderland SR6 9ND	Durham Estates Ltd Increase in height of second floor to include raising roof line of main building and rear offshoot, to include 11 no. dormer windows to front. (14 no. additional bedrooms in roof space).	N/A	N/A	Awaiting further Information
3	07/00907/FUL Castle	Saint Margarets Church, Hylton Castle Rd, Sunderland	Uk Listing LTD Demolition of existing church and construction of 12 dwellings and associated works.	N/A	N/A	Pending expiry of consultations.

ITEMS FOR INFORMATION

LIST OF OTHER APPLICATIONS CURRENTLY ON HAND BUT NOT REPORTED ON THIS AGENDA WHICH WILL BE REPORTED WITH A RECOMMENDATION AT A FUTURE MEETING OF THE SUB COMMITTEE

4	07/01250/FUL North Sunderland	Land To The East Saint Peters Gate 10 Charles Street Monkwearmouth Sunderland SR6 0AN	City Of Sunderland Erection of new sixth form college.	N/A	N/A	Pending expiry of consultations.
---	--------------------------------------	------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------	-----	-----	----------------------------------------

Item No. 4

Appeals Received North Sunderland

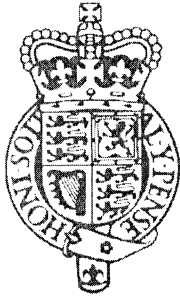
Between _____ and _____

<u>Ref No</u>	<u>Address</u>	<u>Description</u>	<u>Date Appeal Lodged</u>
---------------	----------------	--------------------	---------------------------

Appeals Determined North Sunderland

Between 01/02/2007 and 28/02/2007

Team	Ref No	ADDRESS	Descriptio	Appeal Decision	Date of Decision
N	06/00070/REF	5 Bruce Street Southwick Sunderland SR5 1RY	Erection of dormer to rear.	DISMIS	21/02/2007



Appeal Decision

Site visit made on 30 January 2007

by **Peter Nock BA DipTP MRTPI**

an Inspector appointed by the Secretary of State for
Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date: 21 February 2007

Appeal Ref: APP/J4525/A/06/2028049

5, Bruce Street, Southwick, Sunderland SR5 1RY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs S Kirkwood against the decision of Sunderland City Council.
 - The application Ref 06/02315/FUL, dated 7 June 2006, was refused by notice dated 14 August 2006.
 - The development proposed is bedroom extension.
-

Decision

1. I dismiss the appeal.

Reasons

2. The appeal site, 5 Bruce Street, is a mid terrace house, two storey at the front and single storey to the rear, and is located within one of a series of terraces of similar design that characterise the area around the appeal site. The proposed development is for a first floor rear extension over the single storey part of the house, to provide an extra bedroom and shower room. The extension would be flat roofed, cover the full width of the house and be in line with the rear wall of the house.
 3. The main issue is the visual impact of the proposed development on nearby residents and the general street scene. The Development Plan for the area includes the Sunderland Unitary Development Plan adopted in 1998. I consider that the most relevant policy in the Plan is B2, which requires that, amongst other considerations, the scale, massing, layout or setting of new developments, including extensions, should respect and enhance the best qualities of nearby properties and the locality. The Council has also produced Supplementary Planning Guidance (SPG) entitled 'Development Control Guidelines'. This document provides advice on a number of matters, including residential extensions, and has undergone public consultation prior to its adoption in 2000. I will therefore give the contents of the SPG considerable weight.
 4. Although the majority of the houses in the area have not been extended, the appellant has made particular reference to a number of houses close to the appeal site that have been extended in a similar way to that being applied for. Although they have been built using a similar design and materials, the extensions have not been built over the full width of the dwelling allowing for a gap between each of the extensions. Whilst I note the concerns expressed by the appellant relating to the internal arrangements, I consider that an extension across the whole width would fail to reflect both the ancillary relationship of the extension
-

to the house and the underlying character of the individual houses in the terraces, with their long sloping roofs. Therefore, in my view, the scale of the proposed extension, in particular its width would have a harmful visual impact on the general street scene and would be contrary to policy B2 of the Unitary Development Plan and the guidance in the SPG.

5. I have considered all other matters raised and, for the reasons given above, I conclude that the appeal should be dismissed.

Peter Nock

INSPECTOR