

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 (Development Management Procedure) (England) Order 2010

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 Office of the Chief Executive in the Civic Centre or via the internet at www.sunderland.gov.uk/online-applications/

Janet Johnson
Deputy Chief Executive

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North
Sunderland

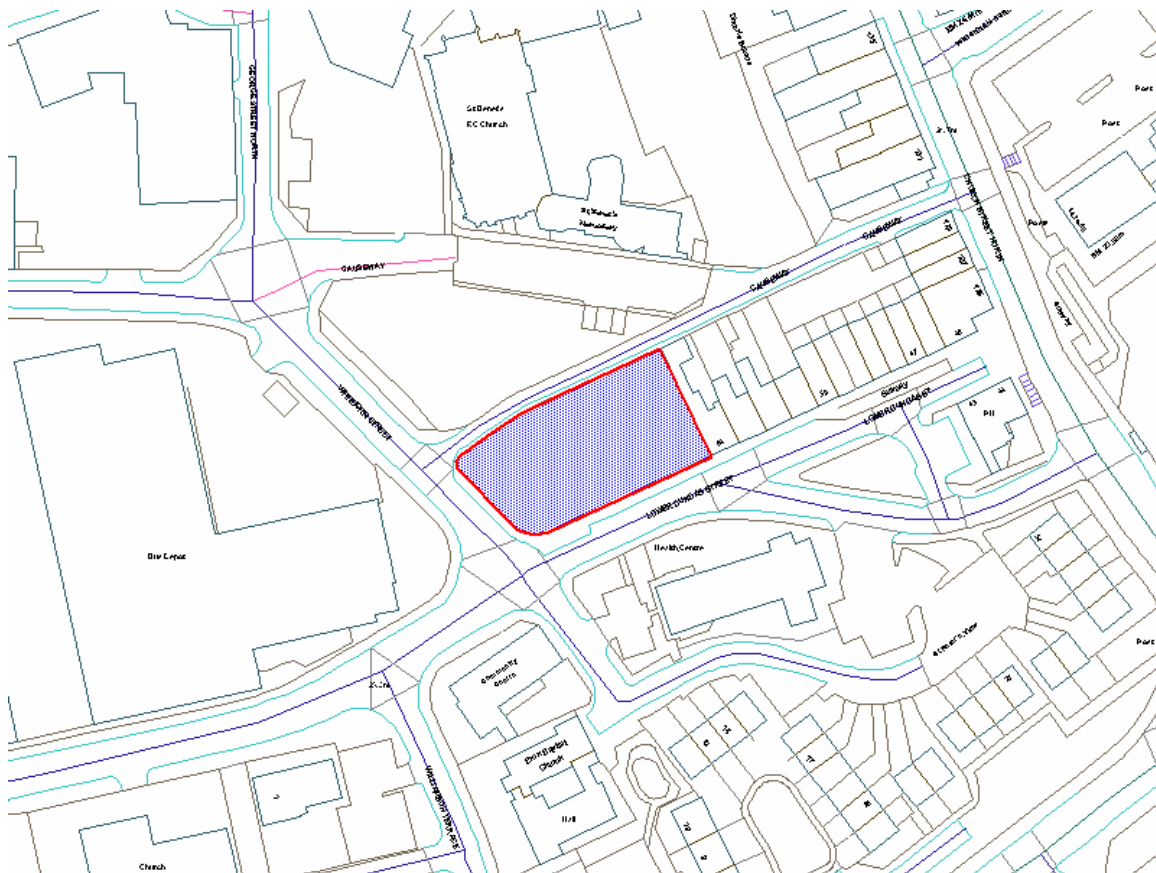
Reference No.: 10/04017/FUL Full Application

Proposal: **Erection of a three storey student accommodation building and associated access and car parking**

Location: Site Of 55 To 59 Dundas Street Sunderland

Ward: St Peters
Applicant: Leah Properties Limited
Date Valid: 21 December 2010
Target Date: 22 March 2011

Location Plan



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PROPOSAL:

The proposal is for the erection of a 3 storey student accommodation block with associated access and the provision of 12 car parking spaces with cycle and refuse store on the site of 55 to 59 Dundas Street. The proposal will create a total of 55 bedrooms over the three floors and be arranged with 17 bedrooms on ground floor level and 19 at both first and second floor levels. The proposal will

have an external footprint of 716m² and internal floor area of 2010m² on a site of approximately 0.135 hectares.

The proposed building will occupy two third of the site and be situated close up to the southern boundary with parking located to the rear.

NOTE: The student accommodation currently being applied for is classified as Sui Generis use. Such uses do not benefit from the usual permitted moves between classes of a similar nature, as is currently possible between dwelling houses (Use Class C3) and houses in multiple occupation (Use Class C4). In this regard should the current application be granted consent, then planning permission would be required should the owner wish to change the use of the building in the future.

South East Elevation

The main entrance to the building will be via the south-east (Lower Dundas Street) elevation with a secondary access located within the north-west elevation. The proposed south-east elevation will measure approximately 36.8m and incorporate two book-end features at either end. A series of uniformed window openings are proposed across the whole of this elevation.

North-West Elevation

The north-west elevation of the proposed building will measure approximately 36.8m with a centrally located rear access and uniformed fenestration arrangement.

The main body of the roof will slope from north to south reflecting the gradient of the site and be lower than the height of the book-ends which will have a fall from west to east.

Materials

In respect of the front and rear elevations it is proposed that the external material schedule will include red coloured facing brick at ground floor level, through colour white render at first and second floor level with aluminium framed curtain walling system, stone windows surrounds and aluminium window and door systems.

Note - The materials named on the external schedule may however be subject to change should consent be forthcoming and as such a condition would be imposed which would require such information to be submitted for consideration prior to development commencing on site.

North-East Elevation

The north-east elevation will comprise of one of the two book-end features of the building and measure 16.7m. Within this elevation will be windows serving the lounge / kitchen areas of the student units along with an emergency fire escape door at ground floor level.

South-West Elevation

The south-west elevation of the building will measure approximately 16.5m and have windows positioned at ground, first and second floor levels along with a second emergency fire escape door at ground floor level.

Materials

With reference to both the north-east and south-west external elevation treatment it is proposed that at ground floor the building will appear as red facing brick with through colour white render at first and second floor levels. The window treatment will be the same as that proposed for both the front and rear elevations.

General Arrangement

The site is a rectangular shaped parcel of land, occupying a corner site within an area which is made up of commercial and residential units. The proposed building has been positioned so as to respect the building line of existing properties to the east as well as taking account of the physical constraints of the site. 12 parking spaces (which includes one disabled bay) are proposed to extend along the northern boundary of the site with access to be taken from the rear lane. A bin store is proposed immediately outside the north-west elevation access door with a bicycle store proposed in between the north-east corner of the building and parking bay 1. A small parcel of planting is proposed around the north-west corner of the site.

Ground Floor:- The ground floor of the proposed development will house a ground floor lobby, common room, laundry, plant room, four lounge / kitchen areas to be located at the four corners of the building with 17 student bedrooms sub divided into four unit areas (units1-4).

First Floor:- At first floor level the development will accommodate four kitchen / lounge areas, again positioned at either corner of the building, with 19 student bedrooms sub-divided into four unit areas (units 5-8) all connected to the upper and lower levels by a centrally located stairwell and lift.

Second Floor:- The second floor arrangement will be the same as that proposed at first floor level.

Site

The site is rectangular in shape and covers an area of approximately 0.135 hectares. At present the site is an overgrown parcel of grassland that does not appear to have been maintained for some time. Beyond the northern boundary of the site is St Bennets Church whilst to the south is a single storey medical practice with two storey residential dwellings beyond. Immediately to the east of the site is a terrace of two storey properties that are or have been in commercial and residential use, whilst to the west is a large scale operational bus depot.

Notification Procedure

The application has been advertised by way of site notices, press notices and neighbour consultations.

TYPE OF PUBLICITY:

Press Notice Advertised
Site Notice Posted
Neighbour Notifications

CONSULTEES:

County Archaeologist
Steet Scene (Environmental Service)
Fire Prevention Officer
North Gas Networks
Force Planning And Police Architectural Liaison Officer
City Services - Transportation
English Heritage

Final Date for Receipt of Representations: **31.01.2011**

REPRESENTATIONS:

Three letters/e-mails of objection and one letter/e-mail of support have been received. Full details and justification of the representation will be set out in a supplementary report.

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_14_Development in areas of potential archaeological importance
NA_43_Encourage the revitalisation of the environment in Monkwearmouth Improvement Area
NA_47_Environmental improvements around St.Benet's Church, including redevelopment

COMMENTS:

The application is currently pending further consideration and it is therefore anticipated that a detailed assessment of the proposal along with all representations will be made on a supplement report.

RECOMMENDATION: Deputy Chief Executive to Report