

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

AGENDA

**Meeting to be held in Committee Room No. 2 on
Tuesday, 3rd April, 2007 at 4.15 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	1
	Report of the Director of Development and Regeneration (copy herewith).	
4.	Town and Country Planning Act 1990 – Appeals	40
	Report of the Director of Development and Regeneration (copy herewith).	

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

Civic Centre,
SUNDERLAND.

26th March, 2007.

Development Control (South Sunderland) Sub-Committee

3rd April 2007

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 Services 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.

South Area

1. Ryhope Health Centre, Black Road
2. Hillside Lodge And 10 And 12 Witton Court, Tunstall Road
3. Plains Farm Primary School, Tudor Grove

City Centre

1. 1-9 Esplanade The, Sunderland
2. 1-9 Esplanade The, Sunderland.
3. 42-45 Nile Street, Sunderland
4. First Floor Former Fire Station, Dun Cow Street

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 Deputy Development Control Manager (ext. 1552) 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

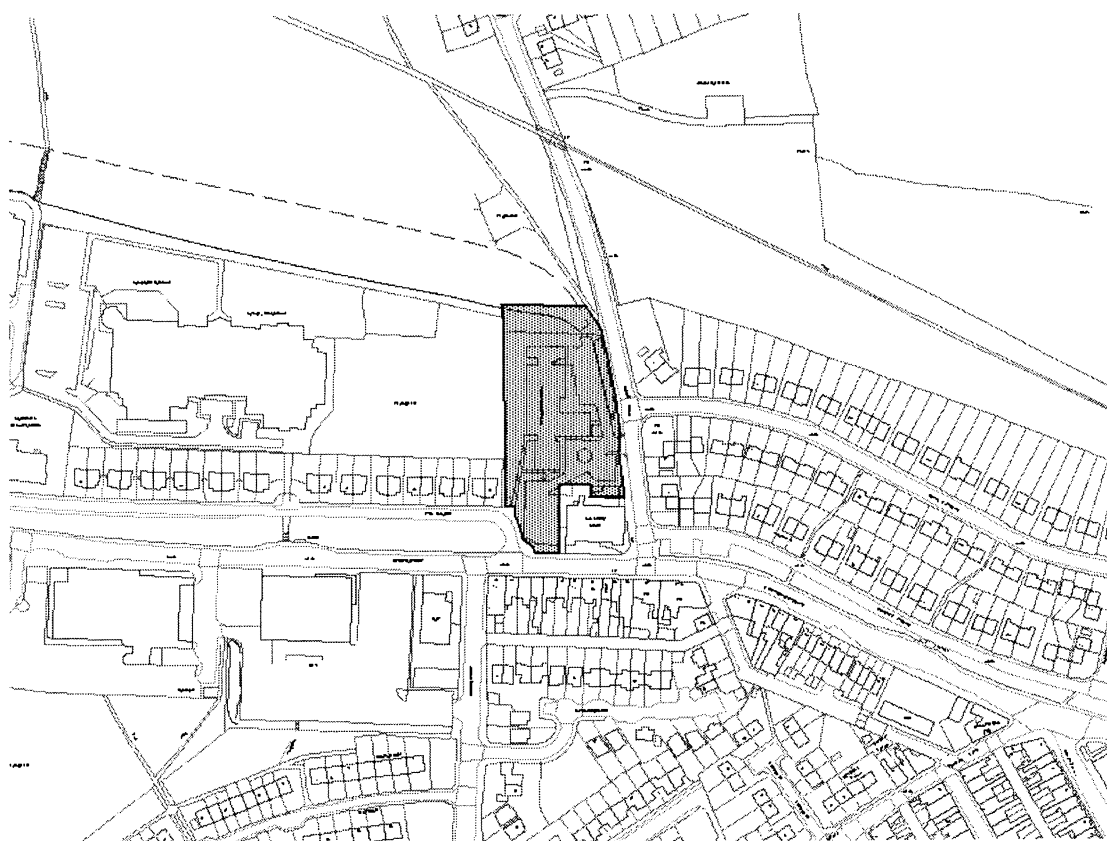
Reference No.: 07/00667/FUL Full Application

Proposal: Extension to existing Ryhope Health Centre to create customer service centre, library and pharmacy with new associated car parking. Internal alteration of part of the existing centre and demolition of existing house and boundary wall.

Location: Ryhope Health Centre Black Road Ryhope Sunderland

Ward: Ryhope
Applicant: Mr Ian Avery
Date Valid: 8 February 2007
Target Date: 5 April 2007

Location Plan



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PROPOSAL:

The proposal is for the extension of the existing Ryhope Health Centre to create a customer service centre, library and pharmacy with new associated car parking. Internal alterations of part of the existing centre and demolition of existing house and boundary wall.

The existing Health Centre site is located between the low-rise single storey residential properties of Western Hill to the west of the site and the existing three storey community centre to the east of the site which fronts onto Ryhope Steet. The Health Centre building itself, however is set back from Ryhope Street leaving a car park located between the aforementioned properties on Ryhope Street / Western Hill.

The site has one main pedestrian and vehicular access taken from Black Road and a secondary pedestrian access from Ryhope Street / Western Hill. Whilst fronting Ryhope Street to the south, the site steps and then falls to the North down where, there is a quite steeply sloping grassed embankment leading to public open space and continuing along the boundary of the school to the west.

The main purpose of the proposed extension is to house a new library facility, which is to incorporate I.T. access, training room and a children's wet play area. The proposal is also to act as a control point / main entrance to the centre which, in turn, means there is a relocation of some of the existing facilities within the Ryhope Area Centre (i.e. main reception and the pharmacy) enabling a reorganisation of part of the existing building to facilitate a more efficient and sustainable Health Centre.

The proposal has been designed sequentially for the construction works and incorporates four separate phases.

Phase 1 - Civil works to form the car park

Phase 2 - Extension of the library, pharmacy and main entrance

Phase 3 - Internal alterations to the existing centre

Phase 4 - Demolition of caretakers house

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

English Nature
Durham Wildlife Trust
Environment Agency

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

REPRESENTATIONS:

No letters of objection were received to date.

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_3_Protection of public/ private open space (urban green space)

EN_10_Proposals for unallocated sites to be compatible with the neighbourhood
L_1_General provision of recreational and leisure facilities
L_7_Protection of recreational and amenity land
L_9_Retention of land used for allotments
CF_2_Consideration of alternative community uses when existing sites become surplus
CF_14_Standards of design in community facility development
CN_6_Retain / enhance important open breaks & wedges between / within settlements
CN_10_Landscape/ amenity considerations of proposals which support the rural economy
CN_17_Tree Preservation Orders and replacement of trees
CN_23_Measures to conserve/ improve wildlife corridors
SA_39_Programme of planting tree belts and woodlands
T_14_Accessibility of new developments, need to avoid congestion and safety problems arising

COMMENTS:

The main issues to consider in determining the application are:-

- (i) The Principle of the New Development / Policy Context.
- (ii) Design and layout (including privacy and amenity issues)
- (iii) Highways and Parking Issues
- (iv) Removal of Trees / Wildlife

The Principle of the New Development / Policy Context

Within the Unitary Development Plan (UDP) the policies considered to be relevant in the assessment of this application are B2, B3, EN10, L1, L7, L9, CF2, CF14, CN6, CN10, CN17, CN23, SA39.2 and T14.

Land within the curtilage of the existing buildings.

This part of the application site does not have any specific land use allocation in the UDP and as such policy EN10 applies. Policy EN10 sets out that where no specific land use policy applies, any new form of development should respect the principle of the existing land use in the area. CF14 of the UDP stipulates that proposals for community facilities should conform to a high standard of design reflecting their important public role, whilst policy B2 seeks to ensure that the scale, massing, layout and / or setting of the buildings respect and enhances the best qualities of nearby properties and locality as well as retaining privacy levels.

Land to the north of the existing health centre building.

This part of the site forms part of an area of land that is allocated for open space purposes as shown on the UDP proposals map and is therefore subject to the provisions of policy L7. The submitted plans identify a small part of the car parking area encroaching into the open space. It would appear from the proposed layout, that the area of open space to be used for car parking purposes forms an area of land topographically steep in aspect. In this respect the land offers little scope for informal recreational use and has lesser impact in amenity value to that offered by the remaining part of the open space.

PPG17 states that local authorities should weigh any benefits offered to the community against the loss of open space that will occur. In these circumstances, it is not considered that the loss of this part of the open space will not seriously erode recreational or amenity value. This is supported in achieving the aim of UDP policy B3 which aims to protect open space from development which would have a serious adverse effect on its amenity.

Design and layout (including privacy and amenity issues).

The application was preceded by an outline application (App. No. 06/02972/OUT) submitted by the Head Of Community and Cultural Services which was subsequently withdrawn, however during the planning process, specific design criteria and highways issues were addressed providing an adequate framework for the Council's project architects to draft a design brief for the site, to assist prospective tendering developers. Following the award of the project a series of pre-application meetings and consultations have taken place between planning officers, the Council's design team and representatives from the architects and construction company, resulting in a constructive and positive dialogue throughout the design process.

The City Council is committed to achieving the highest possible standard of design quality for all new developments. Whilst the majority of properties in the vicinity are of a traditional design the proposed building adopts a contemporary architectural style and proposes to use high quality materials. As such the building is considered likely to make a positive contribution to the character and appearance of its neighbourhood.

The proposed accommodation comprises approximately 600 square metres of floor area, providing a single storey building, which positively respects the surrounding area in terms of built form. The proposed roofline, has been designed to both link back into the existing southern gable of the Ryhope Area Centre, whilst the direction of the main roof slope has been designed to raise towards the larger three storey community centre. The proposed extension is considered to actively develop the existing car park adjacent to Ryhope Street, promoting the public facility to the passing public and increasing the vitality and vibrancy of the local centre. The proposed development has also been designed to be DDA compliant and provides an additional pedestrian access onto Ryhope Street, while still maintaining the continuity of retaining the current access and main entrance off Black Road.

The layout of the proposal has been considered with tight constraints controlling how the design has been formulated, the use of the existing car park bordering Ryhope Street providing the optimum location for the development, however the loss of the car parking does have land use implications as previously mentioned with the encroachment into the area of open space to the north of the site.

The requirement to utilise the land to the north of the site for parking provision has been carefully discussed, with any incursion into the land designated as open space kept to an absolute minimum. The topography of this area of the site requires that substantial engineering works are required to raise levels and provide supporting retaining walls. The proposal allows for a build-up of angled terraced earth using geo-textile membranes to accommodate and reinforce the graded slope allowing for a grassed finish and factoring in the natural settlement of the ground.

The layout of the development and the encroachment into the open space requires the erection of an additional security fence along the northernmost boundary. This fencing is proposed to be of a 2 metres high palasade style. The nature of the operation within the site requires a secure zone and although the fencing will initially be visually prominent the conditioning of an adequate planting and landscaping scheme along this boundary will negate the visual impact of the fencing.

In terms of the development's relationship with the surrounding area, the western elevation which provides the alternative pedestrian access is only 11.2 metres away from the residential property on Western Hill , however there are no primary facing windows overlooking the property and hence this interface distance complies with the councils spacing standards. The difference in levels between the proposal which is at a lower level (approximately 1.3 metres) than the nearest residential property and the single storey nature of the proposal is considered to create no threat of overshadowing or loss of privacy.

Highways and Parking Issues.

The amount of parking provision provided on site was carefully calculated at the outline stage with a necessity for 55 parking spaces. The constraints of the site have lead to lengthy discussions with the Highways Engineer to provide a car park which is compliant with regulations, considerate of gradients and ergonomically friendly. The proposal for the phase 1 car parking layout provides fall angles of (1:30 for the roadway between parking bays and 1:15 for the parking bays). The gradients have been determined with the linking back to the existing site topography a paramount design element. It is considered that the layout minimises the height of the additional raised ground-level (visual impact from park space), for the new surface water drainage and to reduce the amount of fill required over existing drainage runs and manholes.

Following consultations with the Highways Engineers it has been noted that there has been no provision made for a turning head within phase 1 of the car park and also the pedestrian footpath supplied around the perimeter of the car park is only shown as been 1 metres wide, the preference would be to increase this width to 1.8 metres.

The applicant is aware of these concerns, however it is considered that increasing the size of the car park would require further land which is currently open space to be taken up, requiring larger retaining walls etc and providing a form of development which would have a far more significant negative impact upon this land than the current proposal. In this instance it is considered that the layout of the proposed car park, whilst maybe not ideal, does provide adequate provision and an ability to be accessible by pedestrian and vehicular traffic and should in this case be flexible when considering the option of further incursion into the open space land.

Removal of Trees / Wildlife.

Whilst some existing trees are shown as being removed, these are necessary in order to allow the development to occur. The indicative landscaping proposals submitted as part of the Design and Access Statement highlight two distinctive areas where new landscaping is to be provided.

Defensive planting is proposed for the southern boundary abutting the existing wall and for the proposed sections of fencing. The landscaping at these points aims to act as a deterrent for anyone wishing to climb over the existing wall / railings and yet also serve by visually enhancing both the internal and external quality by softening the boundary.

Phase 1 will require the removal of a number of young trees, which are to be replaced with new specimens of equal age upon completion of the works. As such, on balance the proposed quality of landscaping is considered to outweigh any potential losses and offers a possible screening alternative to the proposed car park. The quality of any scheme will be able to be controlled via the imposition of appropriate conditions, should members be minded to approve the application.

The area of car park which encroaches into the existing open space has limited overall impact and has not raised any concerns from the City Council's Landscape and Reclamation Countryside Team regarding endangering existing protected species within the wildlife corridor.

Conclusion

Taking all of the above matters and concerns into consideration, the proposal is considered as being acceptable in principle. The proposed layout is considered to be well conceived in terms of Urban Design / landscaping and the building itself provides a new community facility to increase the wider community benefits being offered and as such is recommended for approval, 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 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 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.
- 5 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.
- 6 No tree shown to be retained on the approved plans shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 "Tree Work", in the interests of visual amenity and to comply with policy CN17 of the UDP.
- 7 If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority, in the interests of visual amenity and to comply with policy CN17 of the UDP.
- 8 The erection of fencing for the protection of any retained trees shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority, in the interests of visual amenity and to comply with policy CN17 of the UDP.
- 9 Before the development commences a method statement shall be submitted to the Local Planning Authority detailing the method of construction for any works to be undertaken within the crown spread of any trees on the site. Such details to include methods of excavation. All works shall be carried out in accordance with the agreed details in the interests of visual amenity and to comply with policy CN17 of the UDP.

- 10 No trees shall be felled without the prior consent of the Local Planning Authority, in the interests of visual amenity and to comply with policy CN17 of the UDP.
- 11 Before the trees which are the subject of this application are felled, details of the location, size and species of the replacement planting shall be submitted to and agreed with the Local Planning Authority along with a timescale for the replanting, in the interests of visual amenity and to comply with policy CN17 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 days and hours of working, siting and organisation of the 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 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 approved UDP.
- 14 Prior to being discharged into an watercourse, surface water sewer or soakway systems, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies installed in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, before the development is commenced, in order to prevent pollution of the water environment and to comply with policy EN12 of the approved UDP.

Reference No.: 07/00707/FUL Full Application

Proposal: Construction of six executive style 4 bedroomed houses with resident and visitor car parking. Involving demolition of 10 and 12 Witton Court to allow access.

Location: Hillside Lodge, Tunstall Road, Sunderland, SR3 1AA

Ward: Silksworth
Applicant: Pand M Leisure LTD
Date Valid: 14 February 2007
Target Date: 11 April 2007

Location Plan



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PROPOSAL:

The proposal is for the erection of 6 executive style houses on the site of Hillside Lodge. The development involves the demolition of Hillside Lodge and its outbuildings, and the adjacent semi-detached bungalows and garages at 10 and 12 Witton Court. Access to the site is proposed through the site of the former semi-detached bungalows.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

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

Final Date for Receipt of Representations: **19.03.2007**

REPRESENTATIONS:

To date 47 letters of objection have been received.

The main areas of concern are;

- the development being likely to generate additional traffic in the nearby streets, to the detriment of the residential amenities of properties within those streets,
- the development being likely to generate additional requirements for on-street parking in the nearby streets,
- the proposed access being a hazard in terms of introducing through traffic into an already congested cul de sac,
- the gradient of the proposed access being a hazard, particularly in icy/snowy weather,
- the introduction of traffic into the cul de sac resulting in a hazard to children playing and pedestrians accessing footpath links and nearby areas of open space,
- the development resulting in existing mid-street bungalows becoming corner properties, to the detriment of the residential amenities of those properties,
- the alignment of the access road being likely to result in light pollution from vehicle headlights affecting the properties opposite the proposed access,
- the impact of the development upon the existing drainage system,
- the ecological, geological and archaeological implications of the proposed development,
- the impact of the development upon the views across Tunstall Hills,
- the impact of the development upon the residential amenities of the existing properties abutting the site,
- the loss of three serviceable properties to make way for the development,
- the generation of noise, dust and disturbance during construction works,
- the proposed development introducing an security risk to the surrounding properties,
- the impact of the development upon trees on the site,
- the appropriateness of proposed boundary treatment.

POLICIES:

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

The site is subject to the following policies within the adopted Unitary Development Plan;

COMMENTS:

The proposal raises a number of issues detailed as follows;

Land Use Policy
Access and Highway Safety
Archaeology
Protected Species
Trees
Layout and Spacing
Design
Residential and Visual Amenity

LAND USE POLICY

The land is not identified for any specific purpose in the UDP and is therefore subject to policy EN10. Housing in this location is compatible with existing uses and therefore the principle of redevelopment of this land for residential use is considered to be acceptable.

The site is not identified for housing within the Interim Strategy for Housing Land (ISHL) and is therefore considered windfall. The density of the proposal equates to approximately 20 dwellings per acre, which is only acceptable where executive/higher value type housing is proposed and/or where existing high quality character/environment reflects a need to provide lower density in accordance with the ISHL. The executive style properties proposed would therefore comply with this requirement.

ACCESS AND HIGHWAY SAFETY

The proposed layout appears to be satisfactory in terms of access, layout and visitor parking. An agreement under Section 38 of the Highways Act 1980 would be required for adoption of the internal road/footways.

It would be preferable to secure the cessation of the use of the existing vehicular access from Tunstall Hope Road by its physical removal prior to the occupation of the first dwelling.

It is not considered that the location of the parking spaces for plot 6 satisfies the requirements for reversing/mavoeuvring. The agent will need to modify the layout of the shared private access to plots 4-6 to provide sufficient area for turning vehicles, so that vehicles may be driven past adjacent plots in forward gear.

ARCHAEOLOGY

The applicant has commissioned a desk based archaeological survey which concludes that prehistoric remains may be present given the close proximity of Tunstall Hills, where human burials and cremations, flint tools and a Bronze Age axe have been found. Archaeological remains of Tunstall Hills Farm, which occupied the site before the bungalow, may also survive. The Country Archaeologist has therefore recommended a programme of archaeological evaluation trenching, which could be dealt with be an appropriate condition.

PROTECTED SPECIES

No information has been submitted to comply with the requirements of circular 06/2005 to determine whether or not there are any protected species that may be affected by the development. A bat survey has been requested and is awaited.

TREES

The impact of the development upon trees on the site is being assessed.

CONCLUSION

The remaining aspects of the planning application require further consideration and it can be seen that there are a number of outstanding matters that need to be addressed before making a recommendation. The matter is currently pending further consideration and a recommendation and supplementary report will be presented prior to the committee meeting.

RECOMMENDATION: Dir.of Dev. and Regeneration to Report

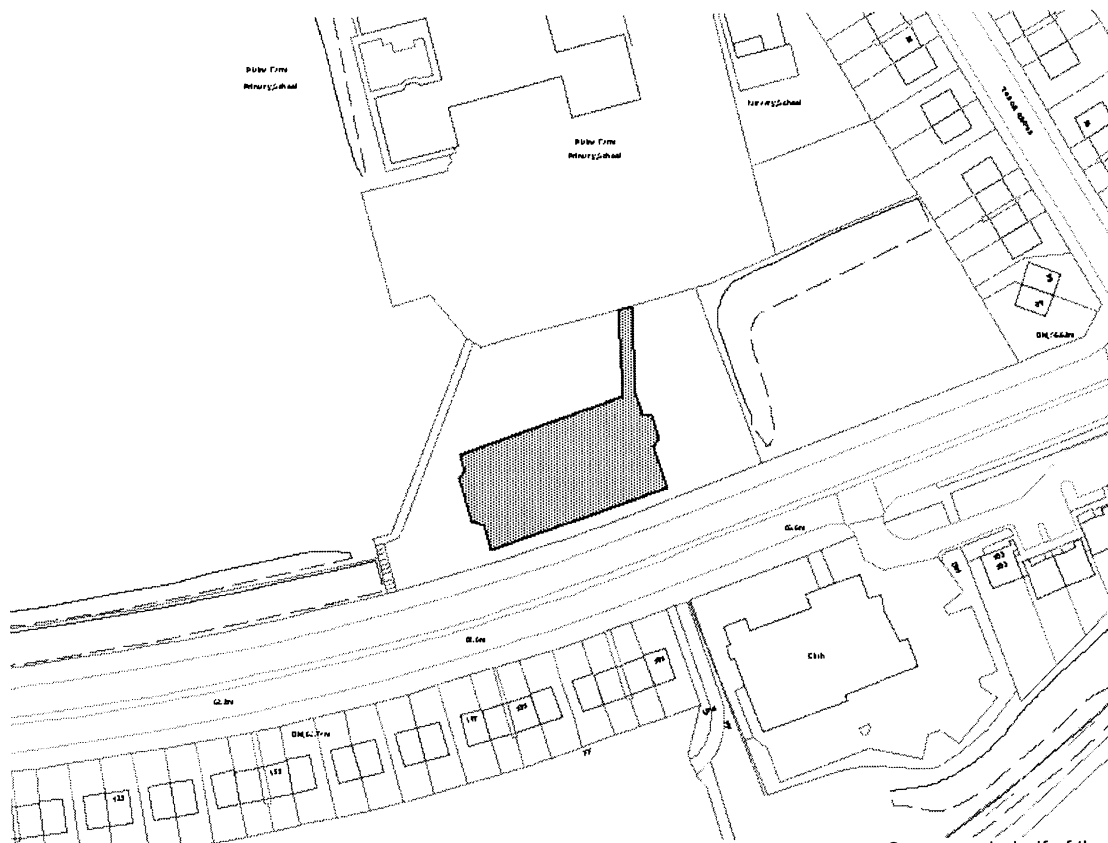
Reference No.: 07/00946/LAP Development by City(Regulation 3)

Proposal: **Provision of floodlit multi-use games area with associated access ramp and pavings.**

Location: Plains Farm Primary School Tudor Grove Sunderland SR3 1SU

Ward: Barnes
Applicant: Director Of Childrens Services
Date Valid: 5 March 2007
Target Date: 30 April 2007

Location Plan



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PROPOSAL:

The application relates to the provision of a multi-use games area with associated fencing, 6 floodlights, peripheral path and access ramp. The proposed games area will serve both school and community for a variety of outdoor sports. However, the purpose of the facility is primarily for 5-a-side football and secondary basketball.

The land to be developed is part of a disused field within the school grounds. The land is in an elevated position at the top of an embankment alongside Premier Road, approximately 42m from the nearest residential properties in Premier Road and 93m from those in Tudor Grove.

The proposed games area is 37m x 18.5m with a Type 4 polymeric surface to Sport England standard specification, enclosed by a 3m high fence to the sides and 4.5m high to the goal areas. The floodlights are 8m high located at the outer edge of the games area. A paved ramp is to be constructed linking the games area to the school and vehicle parking will be accommodated by the existing parking facilities.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

Sport England

Final Date for Receipt of Representations: **04.04.2007**

REPRESENTATIONS:

To date no representations have been received.

POLICIES:

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

B_2_Scale, massing layout and setting of new developments
L_7_Protection of recreational and amenity land

COMMENTS:

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

Design and appearance of the proposed development.
Residential amenity due to the potential for noise/disturbance
Residential amenity concerning the potential for light spillage from the proposed floodlights
Highway issues in relation to parking facilities

The above aspects of the planning application require further consideration. However, it is anticipated that these considerations will be concluded prior to the meeting of the Sub-Committee and reported on the Supplement accordingly.

RECOMMENDATION: DELEGATE to Dir. of Dev and Regeneration

CITY CENTRE

Reference No.: 06/04956/FUL Full Application

Proposal: **Change of use from office to residential (32 apartments and 4 town houses).**

Location: 1-9 The Esplanade Sunderland

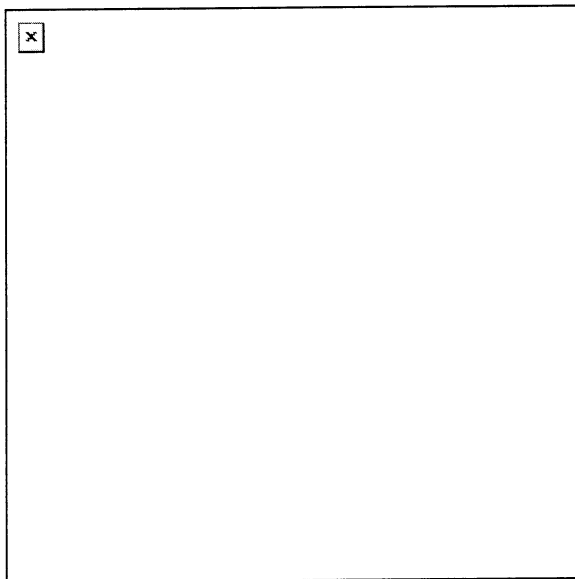
Ward: St Michaels

Applicant: Emperor Property Management LTD

Date Valid: 15 February 2007

Target Date: 12 April 2007

Location Plan



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PROPOSAL:

Planning permission is sought for the conversion of the existing offices into residential use to provide 32no. apartments and 4no. townhouses at No's 1-9 The Esplanade.

The proposed works to each building are as follows:

No.1 The Esplanade - 1no two bed apartment and 1no three bed duplex apartment on the ground floor and basement, 1no one bed apartment to the rear of the ground floor and 1no one bed and 1no two bed apartment on both the first and second floors.

No.2 - 1no Town House.

No.3 - 2no three bed duplex apartments on the ground floor and basement and 1no two bed apartment and 1no one bed apartment on the first and second floors.

No.4 - Large town house, where the major rooms to the rear have been subdivided. These will be restored and circulation enhanced.

No.5 - 2no two bed duplex apartments and 1no one bed and 1no two bed apartment on each of the first and second floors.

No.6 _ No.7- Town houses.

No.8 - 1no. two bed apartment at basement level, 1no two bed duplex apartment at basement and ground level with a further 1no bed apartment at ground floor. There are one and two bedroom apartments on first and second floors.

No.9 - 1no two bed and 1no three bed duplex apartments at basement and ground floors, 2no two bed apartments on the second floor.

Both internal and external works are required to the existing units to enable satisfactory living areas to be created.

The general ethos behind the proposal is to return the properties back to their original domestic use and return some of the major rooms inot their original form using existing features within the rooms.

Members may recall that consents were granted in 2005 (ref: 05/01468/FUL and 05/01459/LBC) for the conversion of the above units (excluding No.8 and including 1, 3 and 5 Esplande Mews) from office to residential. The current application has come as a result of some of the units being further sub divided to provide a greater mix of residential units.

An application for LBC consent (ref: 06/04976/LBC) appears as the next item on the agenda.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

Director Of Community And Cultural Services
Northumbrian Water
Sunniside Partnership
County Archaeologist

Final Date for Receipt of Representations: **09.03.2007**

REPRESENTATIONS:

One letter of objection has been received to the proposal.

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_9_Preservation of listed buildings (including re-use)

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

COMMENTS:

The main issues to consider in the assessment of the application are: the acceptability of changing the buildings/units into residential use, the impact that the loss of the existing offices would have upon the economic viability of the area, the suitability of the design, access and layout of each residential unit, the impact that the proposed internal and external works may have upon the historic fabric of a Grade II Listed Building as well as the character and appearance of the Ashbrooke Conservation Area and parking and highway considerations.

SITE

The Esplanade is situated to the east of the central area of the Ashbrooke Conservation Area, at the fork of Burdon Road and Stockton Road and to the south of the Civic Centre.

The west of the site is extensively planted with mature trees and a communal garden area, the front of the terrace overlooks this landscaped area. To the rear of the properties are large open yards, which formed part of the 1992 environmental improvements and the forming of Esplanade Mews, which is shared with the neighbouring terrace.

POLICY

The proposal should be assessed against the following UDP policies: EN10, B2, B6, B4, B9, H1, H8, T14, T22 and SA62.

The site was the subject of a planning application in 2005 for residential development, and it was concluded at this time that converting the terrace from offices to residential (the original use) was acceptable in planning policy terms and such a proposal broadly accorded with the above relevant policies.

DESIGN/CONSERVATION

The revised proposals for the conversion of the listed buildings are still, in most part, consistent with good conservation practice and is considered to be acceptable in principle.

However, the increased level of sub division of some of the proposed apartments does give rise for concern as it will result in many of the impressive architectural features contained in what are considered to be well preserved rooms being lost, or at least altered in an unacceptable manner. Furthermore the increased level of

sub division will be harmful to the openness and architectural integrity of these rooms, and the minimal size of the apartments proposed is at odds with the grandeur of the properties. As such the proposal fails to fully accord with policy B9 of the UDP, which states that measures will be taken to ensure that the character and qualities of listed buildings will be preserved and enhanced by either (a) refusing permission for extensions/alterations which would adversely affect their architectural or historic character, or (b) give financial assistance for appropriate works of restoration or repair, or (c) give favourable consideration to a wider range of uses than might normally be appropriate to help bring otherwise vacant buildings back into beneficial use.

In light of the above it has been requested that a statement be submitted to justify the additional units and sub division. Should the justification given be considered to be acceptable then modifications would be required to the internal layout to better preserve the internal layout and integrity of the grand first floor rooms. Amended plans and justification have been requested and are awaited.

HIGHWAYS

If the gates across Esplanade Mews are to be removed then it would be desirable to indicate the demarcation between the adopted highway and the private street using a surface feature such as a rumble strip.

The proposed number of parking spaces (36) accords with Councils requirements.

With regard to the proposed 45 degree echelon parking at the western frontage of the properties, DB32 recommends that parking bays should be 5.1m long and the main isle should be 3.6m wide.

With reference to the above it is considered that the proposal accords with UDP policy T14, which is concerned with ensuring that proposals for new development should be readily accessible by pedestrians, cyclists and users of public and private transport, not cause traffic congestion or highway safety problems, make appropriate and safe provision for access and egress, make provision for loading and unloading of commercial vehicles and indicate how parking requirements will be accommodated.

REPRESENTATION

One letter of objection to the proposal has been received. The main grounds for opposing the development relate to: the proposed part re-development of the site raises concern as to how the fenestration and visual appeal of the terrace can be maintained, increased and unacceptable levels of noise, vehicular access and use of adjoining amenity land and site security during redevelopment.

It is regrettable that No.8 The Esplanade does not form part of the overall redevelopment proposals for the terrace however whilst the concerns of the adjoining land owner have been taken into account it is not considered that the current proposal would adversely effect the character or appearance of the terrace, rather it would provide welcome improvements that would add to the visual quality to the terrace and also the Conservation Area. With reference to the concern raised in respect of increased levels of noise it can be confirmed that any grant of consent for residential units would be subject to a condition requiring

appropriate means of sound attenuation to be installed in each of the individual units, details of which should be submitted to and approved in writing by the Local Planning Authority. Vehicular access to the site will remain as existing with parking provision provided in accordance with the Councils guidelines. Finally, the amenity land to the front of the terrace will be well maintained for use by residents if so desired, which is not too dissimilar to what is available for use at present by the employees of the offices.

CONCLUSION

1) Grant Permission subject to the receipt of satisfactory revised plans and information, appropriate conditions and subject to completion of a Section 106 agreement by 17 May 2007 or such other date as is agreed by the Director of Development and Regeneration.

2) Refuse permission should the legal agreement not be completed by 17 May 2007 or such other date as is agreed by the Director of Development and Regeneration.

The S106 agreement is made in respect of off site equipped play provision and it is anticipated that the money will be spent in Mowbray Park.

RECOMMENDATION: DELEGATE to Dir. of Dev and Regeneration

Reference No.: 06/04976/LBC Listed Building Consent

Proposal: **Change of use from offices to residential (32 apartments and 4 town houses).**

Location: 1-9 The Esplanade Sunderland

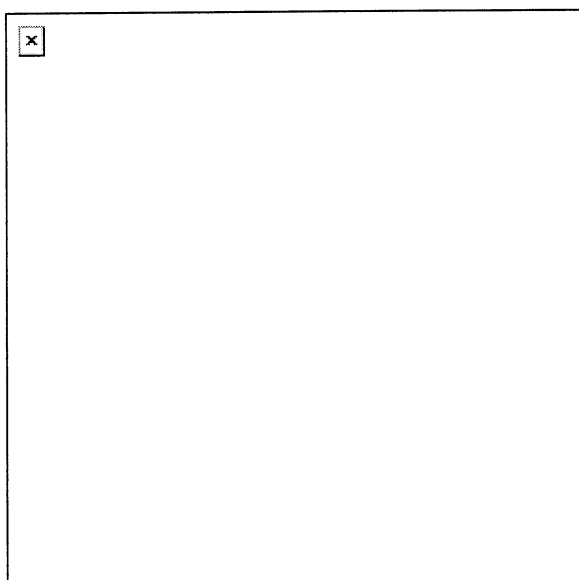
Ward: St Michaels

Applicant: Emperor Property Management LTD

Date Valid: 19 February 2007

Target Date: 16 April 2007

Location Plan



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PROPOSAL:

Listed Building Consent is sought for the conversion of the existing offices into residential use to provide 32no. apartments and 4no. townhouses at No's 1-9 The Esplanade.

The proposed works to each building are as follows:

No.1 The Esplanade - 1no two bed apartment and 1no three bed duplex apartment on the ground floor and basement, 1no one bed apartment to the rear of the ground floor and 1no one bed and 1no two bed apartment on both the first and second floors.

No.2 - 1no Town House.

No.3 - 2no three bed duplex apartments on the ground floor and basement and 1no two bed apartment and 1no one bed apartment on the first and second floors.

No.4 - Large town house, where the major rooms to the rear have been subdivided. These will be restored and circulation enhanced.

No.5 - 2no two bed duplex apartments and 1no one bed and 1no two bed apartment on each of the first and second floors.

No.6 _ No.7- Town houses.

No.8 - 1no. two bed apartment at basement level, 1no two bed duplex apartment at basement and ground level with a further 1no bed apartment at ground floor. There are one and two bedroom apartments on first and second floors.

No.9 - 1no two bed and 1no three bed duplex apartments at basement and ground floors, 2no two bed apartments on the second floor.

Both internal and external works are required to the existing units to enable satisfactory living areas to be created.

The general ethos behind the proposal is to return the properties back to their original domestic use and return some of the major rooms into their original form using existing features within the rooms.

Members may recall that consents were granted in 2005 (ref: 05/01468/FUL and 05/01459/LBC) for the conversion of the above units (excluding No.8 and including 1, 3 and 5 Esplande Mews) from office to residential. The current application has come as a result of some of the units being further sub divided to provide a greater mix of residential units.

An application for planning permission (ref: 06/04956/FUL) appears as the previous item on this agenda.

TYPE OF PUBLICITY:

Site Notice Posted

CONSULTEES:

County Archaeologist

Final Date for Receipt of Representations: **13.03.2007**

REPRESENTATIONS:

To date no third party representation has been received.

POLICIES:

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

B_4_Development within conservation areas

B_6_Measures to preserve and enhance conservation areas

COMMENTS:

The main issues to consider in the assessment of this application are: the acceptability of converting the existing office units into residential use and the impact that the proposed internal and external alterations, including highway related works, will have upon the historic fabric of a listed building, 1-9 The Esplanade and character and appearance of the Ashbrooke Conservation Area.

SITE

No's 1-9 The Esplanade is an imposing west facing, 2 storey Grade II Listed Building with basement accommodation, situated towards the east of the central area of the Ashbrooke Conservation Area, at the fork of Burdon Road and Stockton Road and to the south of the Civic Centre.

The properties are characterised by elegant red bricks, heavy pilaster eaves details and doorways, traditional Welsh slate roofs and brick chimneys and are mostly in office use, dating from 1853 - 65. The continuity in style extends along the whole of the frontage. A continuous access way serves the front of the properties with gates at either end of the road.

The west of the site is extensively planted with mature trees and a communal garden area, the front of the terrace overlooks this landscaped area. To the rear of the properties are large open yards, which formed part of the 1992 environmental improvements and the forming of Esplanade Mews, which is shared with the neighbouring terrace.

DESIGN/CONSERVATION

The revised proposals for the conversion of the listed buildings are still, in most part, consistent with good conservation practice and is considered to be acceptable in principle.

However, the increased level of sub division of some of the proposed apartments does give rise for concern as it will result in many of the impressive architectural features contained in what are considered to be well preserved rooms being lost, or at least altered in an unacceptable manner. Furthermore the increased level of sub division will be harmful to the openness and architectural integrity of these rooms, and the minimal size of the apartments proposed is at odds with the grandeur of the properties. As such the proposal fails to fully accord with policy B9 of the UDP, which states that measures will be taken to ensure that the character and qualities of listed buildings will be preserved and enhanced by either (a) refusing permission for extensions/alterations which would adversely affect their architectural or historic character, or (b) give financial assistance for appropriate works of restoration or repair, or (c) give favourable consideration to a wider range of uses than might normally be appropriate to help bring otherwise vacant buildings back into beneficial use.

In light of the above it has been requested that a statement be submitted to justify the additional units and sub division. Should the justification given be considered to be acceptable then modifications would be required to the internal layout to

better preserve the internal layout and integrity of the grand first floor rooms. Amended plans and justification have been requested and are awaited.

CONCLUSION

It is recommended that the application be Delegated to the Director of Development and Regeneration who is minded to approve the application subject to the receipt of revised information, if this information is not received by 16 April 2007 then it is requested that Members agree to refuse the application.

RECOMMENDATION: DELEGATE to Dir. of Dev and Regeneration

Reference No.: 07/00050/SUB Resubmission

Proposal: Demolition of existing buildings and construction of a five storey apartment building (20 apartments) with ground floor A1 and A3 units around a piazza.

Location: 42-45 Nile Street Sunderland

Ward: Hendon

Applicant: Temple Securities LTD

Date Valid: 9 January 2007

Target Date: 6 March 2007

Location Plan



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PROPOSAL:

The application seeks consent for the demolition of existing buildings and construction of a five storey apartment building (20 apartments) with ground floor A1 and A3 units around a piazza.

The site lies within the historic core of Sunderland, East Sunniside. Comprising of approx 665 sqm, is currently unoccupied by was previously used as an office units, a small factory and car parking. The site is on a prominent corner,

bounded on three sides by two public roads and a rear lane. Nile Street runs up the main body of the site with Coronation Street adjoining it at the top (which then runs up to the historic quater of town and Sunnyside Gardens). The site is clearly visible from both streets and has good views across to the new proposed Sunnyside gardens.

The development proposals comprise a complete demolition of the existing buildings (42-45 Nile Street). The proposed new development will be spread over five storeys. The proposals provide the whole ground floor being offered as small food/drink and specialist retail units (A1 _ A3) set around a piazza open to the public. Four units will be provided at ground floor level.

The additional four floors of the building will be residential, offering a mixture of 1 and 2 bedroomed apartments . The top most floor is set back from the main elevation by 1.5 metres in accordance with the requirements of the Adopted Sunnyside Framework document. The north-eastern elevation of the proposed development is also set back.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

Crime Prevention Officer
Director Of Community And Cultural Services
Northumbrian Water
Director Of Education
ARC
Sunnyside Partnership

Final Date for Receipt of Representations: **01.02.2007**

REPRESENTATIONS:

2 representations received in connection with this application.

1 letter regarding ownership issues on the site.
1 letter stating no objection to the proposal.

POLICIES:

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

B_2_Scale, massing layout and setting of new developments
H_5_Distribution of sites for new housing (over 10 units)
EN_10_Proposals for unallocated sites to be compatible with the neighbourhood

COMMENTS:

The main issues to consider when assessing this application are;

The Principle of development.

Design and Layout.

Highway access and car parking.

The Principle of the Development

The application site is not allocated for housing within the Adopted Unitary Development Plan. however, the site and adjacent area is allocated within Alteration no 2 - Central Sunderland and the Sunnside Planning Framework.

Policy SA55B.1 provides guidance encouraging the continued development of the Sunnside area as a lively, mixed use, urban quarter with a high quality physical environment. The predominant uses currently contributing to the character of the Sunnside area and should remain include A2, A3, A4 B1 and C3, the proposed residential development supports the aims of Policy SA55B.1 through delivering residential properties (Class C3) and is deemed acceptable.

Policy H5A set out numbers and phasing for housing development within the Central Sunderland Area with 900 dwellings allocated in the Sunnside area, phased until 2021 with an allocation of 500 between 2004-2011, 250 between 2011-2016 and 150 for 2016-2021.

The housing numbers set out in Alteration Number 2 follow that of the City Council's Interim Strategy for housing Land, which considers housing for the whole City. Within the ISHL Sunnside is identified as a strategic site and as such must come forward for the allocated numbers in the time period set out in order to aid the regeneration of the City.

Approximately 235 dwellings are committed within the Sunnside area, with a number of these having already been developed. As the proposal involves 20 apartments, this number falls within the allocated 500 for the 2004-2011 period and as such is considered to be acceptable.

Policy SA67A provides guidance relating to conversion and change of use for residential development, support is given to proposals for housing on sites not identified or safeguarded for other purposes.

Guidance within the policy associated with the proposed development includes support for "living over the shop" and residential development in the Sunnside area.

Guidance supports the potential introduction of ground floor units able to encourage a mixed use development and living opportunities which is encouraged for Sunnside.

Through considering the guidance within Policy SA567A, the proposed development both supports the aims of the policy and offers further potential through offering a mixed use development and as such is considered to be acceptable.

The key policy within the adopted UDP relating to the proposed development is Policy EN10 stating where the plan does not indicate any proposals for change,

the existing pattern of land use is intended to remain, additionally proposals will need to be compatible with the principle use of the Neighbourhood.

Whilst the existing pattern of the land use in the Sunnyside area is varied and mixed, the emerging Alteration No2 encourages the development of Sunnyside as a lively, mixed use, urban quarter supporting Classes A2, A3, A4, B1 and C3.

the proposed development is considered to be acceptable in principle and complies with the policies of the UDP, the emerging Alteration number 2, the ISHL and the Sunnyside Planning Framework.

Design and Layout

The general design of the block is contemporary in style making use of a range of materials including glazing, white render and timber cladding. The detailed design of the scheme has been modified during pre application discussion in particular the proposed stairwell feature that fronted on to Coronation Street has been relocated to the central block on Nile Street. This allows for a continuous frontage to the ground floor elevation on Coronation Street. Glass balustrades have been introduced to the balcony (loggia) balcony areas, which provide a quality scheme.

Timber cladding is proposed between the window openings on the rendered panels which adds a vertical emphasis to the design in keeping with the vertical proportions found in the more historic properties in Sunnyside. The set back above ground floor level on the Coronation Street Facade allows for adequate spacing between the residential block under construction on Villiers Street and to provide a green roof.

The impact upon residential amenity in this instance requires very careful consideration. The nature of city centre apartments is that they are in general positioned in close proximity to one another. In this instance the adjacent site is currently under development. once complete there will be a separation distance of 9.2 metres between the main facing elevations. It is acknowledged that this is a significantly lesser distance than that generally acceptable, however, if the standard separation distances were to be applied to this site it would effectively preclude the site of 42-45 Nile Street from development and would sterilize this site completely. In order to mitigate for the reduction in separation distance and in order to minimise detrimental effects upon residential amenity the applicant has set back the rear elevation of the proposed building above ground floor level and has oriented the property in order that the adjacent Biscop House apartment building will have views of the proposed grass roof. In addition, the upper most floor of the proposed development will be entirely glazed to allow greater transition of light through the building.

The design and layout of the proposed apartments at 42-45 Nile Street is considered generally acceptable.

Highway Access and Car Parking

No parking is provided within the application site. Instead 20 car parking spaces will be obtained from within City Centre car parks. This will subject to a charge to compensate the Council for the loss of revenue from the public purse.

This arrangement for car parking is considered to be acceptable.

RECOMMENDATION: Delegate to the Director of Development and Regeneration to:

(i) Grant Permission subject to the following conditions and subject to completion of a Section 106 agreement by 10.04.07, or such other date as is agreed by the Director of Development and Regeneration.

(ii) Refuse permission should the legal agreement not be completed by 10.04.07, 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 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 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 lighting columns, bollards and any other street furniture and 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.
- 5 Before the development hereby approved is occupied precise details of the method and means of servicing the ground floor of the building will be submitted to and approved in writing by the local planning authority. The approved servicing method shall then be implemented and retained as such for the lifetime of the development unless first otherwise agreed in writing with the local planning authority. in the interest of highway safety and to comply with the requirements of Policy T14 of the UDP.

- 6 Notwithstanding the provisions of the Town and Country Planning (Use Classes (Amendment)) Order 2005 or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order, the premises hereby approved shall be used for the C3 Residential Use at first floor and above and A3 Restaurant/Snack Bar/Cafe and A1 Retail at Ground Floor level as indicated on the approved plans and for no other purpose. in order to protect the the character and appearance of the the Sunnyside Farmework area and to comply with Policy SA67A of the adopted UDP.

Reference No.: 07/00741/LAP Development by City(Regulation 3)

Proposal: Installation of five graphic art panels into fire station windows (amended address)

Location: , First Floor Former Fire Station, Dun Cow Street,
Sunderland, SR1 3HE

Ward: Millfield
Applicant: Mr Richard Hollinshead
Date Valid: 26 February 2007
Target Date: 23 April 2007

Location Plan



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PROPOSAL:

The proposal involves the insertion of artwork panels into each of the five window openings at the former Fire Station on Dun Cow Street. These would replace the existing security boarding panels.

Each printed panel would comprise imagery and poetry from Sunderland's cultural heritage. They would compliment artwork panels that were recently approved by the City Council in the five arched doorways at ground floor level. The panels each measure 2.67m x 1.39m and be fixed to each window so as not

to damage the fabric of the building. The artwork has been created by artist Paul Spooner who has worked alongside local residents.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

Property Services Manager
ARC

Final Date for Receipt of Representations: **22.03.2007**

REPRESENTATIONS:

There have been no objections received to date as a result of the publicity and consultation exercise. Any comments received will be reported at the meeting.

POLICIES:

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

The building to which the application relates is situated within a conservation area.

B_6_Measures to preserve and enhance conservation areas
B_4_Development within conservation areas
SA_54_Sites for major new commercial and retail developments

COMMENTS:

The main issues to consider in determining this application are whether the proposal is appropriate in relation to the current use of the building and the effect the proposal will have on the visual amenity of the area or the character of the building. Secondly, whether there are any highway safety implications.

LAND USE

The building is the former fire station that is situated in the city centre, just to the east of the Empire Theatre. The site is subject to policy SA54.6 of the UDP. This identifies the area around Paley Street/Eden Street for development of leisure/arts related uses as well as office related commerce. Currently the building is vacant and the proposed installation of the artwork within the doorways would not prejudice the reuse of the building as a whole. Nevertheless, should planning permission be forthcoming, the Council, as owner of the building, would retain control over the display of the artwork, should the site be required for redevelopment purposes in the future.

VISUAL AMENITY/CHARACTER OF BUILDING

The building is not listed but lies within a conservation area. It is an attractive two storey building that has five arched doorways originally used to access the fire engines. The artwork would be visible from public land and would be beneficial to the image of the city in that it celebrates the cultural heritage of Sunderland in the 20th century. Whilst the applicant has stated that the method of fixing the panels would not damage the fabric of the building it would be preferred if the panels were fixed to the existing security boards in order to protect the sliding sashes behind. This may be dealt with by way of a condition, should planning permission be forthcoming. Whilst the panels clearly affect the historic appearance of the building they do add interest to an otherwise vacant site and are acceptable in relation to policies in the UDP concerning the development in conservation areas.

HIGHWAY SAFETY

To date, there has been no objection to the proposal from a highway safety point of view

Members are recommended to grant permission under Regulation 3 of the Town and Country Planning Act 1990.

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.

**Items Delegated to the
Director of Development and
Regeneration**

Items Delegated to the Director of Development and Regeneration

1. **Erection of five-storey apartment block to provide 34 dwellings and 2no offices to ground floor with landscaped courtyard to rear.**

06/02424/LEG 4-8 Villiers Street Sunderland

13/07/06 Leading Properties Limited

Decision: Approved

Date of Decision: 1st March 2007

2. **Residential development comprising of 12 two bedroomed flats in a 3 storey block and 8 three bedroomed houses to include associated access, parking and landscaping. Stopping up of existing highway and track and change of use to residential development.**

06/03772/LEG Former Westmoor Engineering Ltd Florida Street Pallion Sunderland

14/11/06 Ms Sara Day

Decision: Approved

Date of Decision: 13th February 2007

3. **Conversion to 28 apartments with associated landscaping and car parking**

06/04513/LEG 1 -4 Thornhill Park Ashbrooke Sunderland

27/10/06 RJ Construction And Development

Decision: Approved

Date of Decision: 26th January 2007

Items Delegated to the Director of Development and Regeneration

4. **Change of use from general industry (class B2) to class A1 (retail) factory shop in association with adjoining manufacturing/warehouse/office use. Part demolition of and external alterations to building. Change of use of existing factory shop to industrial use (classes B1 and B2). Formation of associated car parking and access arrangements.**
- 06/04558/FUL Dewhirst Ltd Pennywell Industrial Estate Hylton Road Pennywell Sunderland**
- 09/11/06 John McGowan (Dewhirst Impressions UK Ltd)
- Decision:** Approved
- Date of Decision:** 19th February 2007
-
5. **Redevelopment of land to provide 10 no. dwelling houses and 20 no. flats with associated car parking, access and landscaping**
- 06/04924/FUL Site To The Rear Of Thorney Close Club Thorndale Road Thorney Close Sunderland**
- 11/12/06 Mr R Dickson
- Decision:** Approved
- Date of Decision:** 12th March 2007
-

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 NUMBER	ADDRESS	APPLICANT/DESCRIPTION	DATE SITE VISIT REQUESTED	LAST ON AGENDA	COMMENTS
06/02866/FUL	Land at Old Burdon, Warden Law.	Anthony Armour. Change of Use of land for clay pigeon shooting.			Pending further discussions.
07/01160/FUL	Masonic Lodge, Douro Terrace	Change of use of basement and ground floor to provide bar and restaurant with associated internal and external works.			Pending expiry of consultation.
07/01169/LBC	Masonic Lodge, Douro Terrace.	Change of use of basement and ground floor to provide bar and restaurant with associated internal and external works.			Pending expiry of consultation.
07/00621/LAP	Millfield Community Nursery School Bell Street Millfield Sunderland	Sunderland City Council (Education) Erection of single storey extension to south elevation to provide covered play area.			Pending expiry of consultations.
07/01170/FUL	8-12 Murton Street Sunderland SR1 2QY	MMF UK LTD Erection of 45 apartments and 6 commercial units			Pending expiry of consultations.

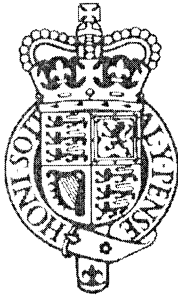
Appeals Received South Sunderland

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

Ref No	Address	Description	Date Appeal Lodged
07/00011/ENF	9 Beldene Drive Sunderland SR4 8QD	Appeal against Enforcement Notice	15/02/2007
07/00013/REF	28 Bramley Close Sunderland SR4 9LZ	Erection of wind turbine to side of property	27/02/2007

Appeals Determined Sunderland South
Between 01/02/2007 and 28/02/2007

TEAM	Ref No	ADDRESS	Description	Decision	Date of Decision
	06/00089/REF	Footpath Adjacent □ Bishopwearmouth Cemetery □ Chester Road □ Sunderland □ □	Installation of 14.7m high slimline monopole incorporating 3no. 3G shrouded antennas and 1no. 300mm transmission dish, with installation of 2no. equipment cabins and a mark III link cabinet (Cell - 53402)	DISMIS	22/02/2007



Appeal Decision

Site visit made on 13 February 2007

by Wenda Fabian BA Dip Arch RIBA

**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: 22 February 2007

Appeal Ref: APP/J4525/A/06/2030448

43 Eskdale Street, Hetton-le-Hole, Tyne and Wear DH5 0BL

- 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 A & Mrs M J Lumley against the decision of Sunderland City Council.
- The application Ref 06/01405/SUB, dated 12 April 2006, was refused by notice dated 8 May 2006.
- The development proposed is the erection of a conservatory.

Decision

1. I dismiss the appeal.

Reasons

2. The conservatory to which this appeal relates has already been erected. The appeal dwelling is at the end of a block of four linked houses, in a row of similar blocks. The appellants believe that the conservatory has been built onto the rear of the dwelling. However, like other properties in the development, there is a road at both front and rear. There is pedestrian access and a formal front door alongside the conservatory and vehicular access at the other side, off an open yard. Many dwellings have a detached garage at this other side and there are garden sheds as well as the other domestic clutter more usually associated with the rear of properties. It seems clear to me that the conservatory has been built at the front. This impression is strengthened by the front porches that have been built on some dwellings at this side, emphasising the more formal appearance along this road.
3. Policy B2 of the *City of Sunderland Unitary Development Plan*, 1998, requires that extensions should respect and enhance the best qualities of the locality. The conservatory is square in plan and occupies around half of the width of the property. It substantially exceeds the projection limit of 1.2m for front extensions, set out in the Council's Supplementary Planning Guidance, adopted in June 2000. In my opinion, it is a prominent and eye-catching disturbance in the generally uniform building line of the row.
4. I have seen that there is one other conservatory at this side of the row; this is smaller than the appeal one and less obtrusive. In any event I am unaware of its full planning circumstances and have reached my decision in this case on its individual merits. The appellants have undertaken the care of some of their grandchildren and use the conservatory as additional living and play space. However, even if it were not possible to achieve this aim by any other means, the appellants' personal needs do not outweigh the harm that, in my opinion, has resulted from the proposal, because personal circumstance may change, but the development would remain long afterwards.

Wenda Fabian Inspector