

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

AGENDA

**Meeting to be held in the Committee Room No. 2 on
Tuesday, 1st August 2006 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	1
	Report of the Director of Development and Regeneration (copy herewith).	
4.	Town and Country Planning Act 1990 – Appeals	31
	Report of the Director of Development and Regeneration (copy herewith).	

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

Civic Centre,
SUNDERLAND.

24th July, 2006.

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

Development Control (City Centre) Sub-Committee

1st August 2006

REPORT ON APPLICATIONS

REPORT BY DIRECTOR OF DEVELOPMENT AND REGENERATION

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. 3 Dunmore Avenue, Seaburn
2. Maplewood School, Redcar Road
3. Land At, North Hylton Road
4. Dame Dorothy Primary School, Dock 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 Development Control Manager (ext. 1551) email address dc@sunderland.gov.uk

DEVELOPMENT PLAN

Section 54A of the Town and Country Planning Act 1990 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 require that any planning application which is granted either full or outline planning permission shall include a condition, which limits its duration. These and other standard conditions are not normally included in the report to Committee. Consequently for the information of the Members these standard conditions are detailed below.

Full Planning Permission

(1) The development to which this permission relates must be begun not later than five years beginning with the date on which permission is granted to ensure that the development is carried out in 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 in order to ensure that the development as carried out shall not vary from the approved plans.

Outline Planning Permission

(1) The following matters are reserved for the subsequent approval of the local planning authority:- the siting, design, external appearance of the buildings and the means of access thereto, to enable the local planning authority to retain control over the development.

(2) Applications for the approval of reserved matters must be made no later than the expiration of three years, beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates: (a) the expiration of five years from the date of this permission; (b) the expiration of two years from the final approval of the reserved matters, or in the case of an approval on different dates the final approval of the last such matter to be approved; to ensure that the development is carried out in a reasonable time.

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 Department of Development and Regeneration in the Civic Centre.

Philip J. Barrett

Director of Development and Regeneration.

1.

North
Sunderland

Reference No.: 06/02185/SUB Resubmission
Proposal: **Erection of single storey extension to front and two storey extension to side to provide porch, garage and utility with additional bedroom and bathroom above. (Amendments received 14/07/06)**
Location: 3 Dunmore Avenue Seaburn Sunderland
Ward: Fulwell
Applicant: Mrs Adamson
Date Valid: 31 May 2006

LOCATION PLAN



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PROPOSAL:

The application relates to the proposed extension of the semi-detached property at 3 Dunmore Avenue, Seaburn Dene, Sunderland by the erection of a single storey extension to the front and two-storey extension to the side to provide a porch, garage and utility room with additional bedroom and bathroom above.

The front elevation incorporates a set back of one metre at first floor level.

The application property is a semi detached dwelling with a small rear garden. There will be no windows in the side elevation of the extension. The current main pedestrian access into the dwelling is on the side elevation of the property this will be repositioned to the front.

The proposed dimensions of the two-storey side extension are 6.2m in length, with a height to the ridge of 8m and a width of 2.8m. The single storey extension has a length of 2.2m (projecting beyond the original front building line by 1.2m, with a maximum width of 4.7m and a height of 3.8m. The existing rear kitchen extension measures 2m in length, 5.3m in width with a maximum height of 3.6m.

The application is a resubmission of a previous application (reference 05/04181/FUL). That application was refused at committee because the extension did not appear subordinate to the original dwelling, the kitchen had a significant impact on the visual amenity of dwellings to the rear and the two-storey element was considered to lead to an unacceptable loss of light to the adjacent property (5 Dunmore Avenue).

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: **26.06.2006**

REPRESENTATIONS:

There have been two letters of objection from the occupiers of 2 Dunblane Road and 5 Dunmore Avenue; their main concerns are;

- Loss of daylight to the objector's property and garden
- Loss of sea view (2 Dunblane Road)
- Street scene
- Overdevelopment
- Visual Intrusion
- The difference in ground levels between 3 and 5 Dunmore Avenue would increase the impact of the proposed two-storey side extension
- Security concerns, if the extension was to be constructed there would be a narrow gap between the side elevations of 3 and 5 Dunmore Road (3.2 metres)
- Overhang of guttering onto the adjacent property's curtilage (5 Dunmore Road)
- Possible encroachment of foundations onto the adjacent property's curtilage (5 Dunmore Avenue)
- Snowfall falling onto the adjacent property's shed (5 Dunmore Avenue)

- The combined presence of the proposed extensions with those previously constructed (6 and 8 Dunblane Road) surrounding 5 Dunmore Avenue will leave the property overshadowed and 'penned in'
- Traffic problems due to the increased size in dwelling leading to an increased number of cars within the locality as there are no off-road facilities to cope with such an increase

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 main issues to be considered in determining this case are;

- Design
- Affect on Street Scene
- Potential Overdevelopment
- Affect on amenities of the adjacent properties

Design

The two-storey extension is set back from the original front building line by one metre at first floor level with a dropped ridge. This ensures that the extension appears subordinate to the original dwelling. The rear of the extension will run flush with the original rear building line of the property. By setting the extension back from the front building line by one metre this precludes a 'terracing affect' from occurring in the future if the adjacent property should propose to construct a two-storey extension. The proposal therefore meets the design criteria set out in the Council's Supplementary Planning Guidance.

The proposed front extension complies with guidance set out in the Council's Supplementary Planning Guidance, as the development projects the guide distance of 1.2 metres beyond the front building line. The development is also set in from the boundary with number 1, by 3.5 metres, thereby complying with the Council's Supplementary Planning Guidance.

Affect on Street Scene

In terms of the effect on the street scene it should be borne in mind that there are already a number of existing two-storey side extensions in both Dunmore Avenue (no's 11, 17 and 18) and Dunblane Road (no's 8, 10 and 16). Of these extensions, number 11 Dunmore Avenue, granted planning permission in 1996 (reference 96/00915/10), is perhaps the most similar to the proposal under consideration.

The similarities between this and the proposed extension, is that both properties are at an elevated height to that of the adjacent dwelling, with the extension at number 11 it is the dwelling at number 13 that is situated lower, whereas in the case of the current application it is number 5. There is a similar separation distance between the side elevation of the adjacent dwelling and that of the side elevation of the two-storey side extension of around 3.2 metres. One of the key similarities is that the main access door to number 13 is also on the side elevation, with a secondary window upstairs fitted with obscure glazing. The dimensions of the extension at number 11 are 2.9m in width, 5.1m in length with a maximum height of 7.5m.

One of the key differences between the extension at number 11 and the proposed extension at number 3 is that number 11 has no set back and therefore in terms of subordination this previous application actually has a greater impact, furthermore the extension at number 11 does not have a dropped ridge.

It is not considered that the proposal would bring an obtrusive element into the street scene.

Potential Overdevelopment

There has been one previous extension at the property; this was the recently constructed rear kitchen extension, part of the original application. A preliminary enquiry form was received on 20th January 2006, two weeks after the original application was refused at committee. It was discovered that the rear kitchen extension could be built under 'permitted development' rights. One of the key reasons for the refusal of the original application was the impact of the rear kitchen extension on the dwellings situated to the rear of the host property, as there would be a separation distance of just 5.1m between the rear kitchen extension of each dwelling. The normal requirement for the separation distance between main facing windows (this includes kitchens) set out in the Council's Supplementary Planning Guidance is 21m. The dwellings therefore fell significantly below the minimum spacing standards set out in the SPG. However, as the kitchen could be constructed under 'permitted development' rights, the extension was outside of the Council's control. There will be no further impact at first floor level, as the extension does not project beyond the original rear building line.

The total site has an area of 166.32 square metres. The original dwelling had a floor area of 38.16 square metres a total proportion of 23%, after the construction of the kitchen extension the dwelling now forms 29% of the site, and the further addition of the two-storey side extension and front porch would then mean that the overall dwelling will form 44% of the site and will take up a floor area of 73.6 square metres.

When comparing this to other dwellings within the neighbourhood that have benefited from extensions, 34% of the curtilage of number 11 Dunmore Avenue is taken up by the dwelling, this figure stands at 42% at number 17. In the road to the rear 51% of number 6 Dunblane Road's curtilage is taken up by the dwelling this figure stands at 52% for number 8. When taking this into account it can be seen that the figure of which the host property's curtilage will be taken up by the dwelling is similar to other dwellings within the surrounding locality. It is

not considered that overdevelopment of the site could sustain a refusal of the application.

Affect on the amenities of adjacent properties

The host property and the adjacent dwelling are sited at different levels with number 5 Dunmore Avenue being situated around 1 metre lower than the application property. In some circumstances this could be considered to have a significant affect on the overshadowing and loss of daylight of the adjacent property. However, in this particular case there are individual circumstances that help to reduce any impact. The properties face east/west rather than north/south. As there are no primary windows in the side elevation of 5 Dunmore Avenue, which faces south it is considered that the impact of the proposal will not have an adverse affect in terms of overshadowing or loss of daylight at 5 Dunmore Avenue. The windows that will be directly affected are obscurely glazed and are the front door and landing window, windows that the dwelling does not rely on for its main source of daylight. There are other examples in the surrounding locality whereby there are secondary windows on the elevation facing south towards a two-storey side extension at number 11 Dunmore Avenue and 8 and 16 Dunblane Road. It is considered that as 3 Dunmore Avenue is already situated above number 5 by around 1 metre the host property already overshadows the adjacent property and that the addition of the two-storey side extension will not lead to a significant increase in the amount of overshadowing. To the rear the two-storey extension will not project beyond the original rear building line of the dwelling and therefore will not lead to a significant loss of daylight to the properties on Dunblane Road.

In terms of loss of privacy the adjacent dwelling to the north, 5 Dunmore Avenue, will not be impacted upon at all as there are no windows in the side elevation of the proposed two-storey side extension of 3 Dunmore Avenue that faces this adjacent property. The dwellings to the rear of the host property already suffer from a significant threat to their privacy due to the very short separation distance from the original rear building line of those dwellings on Dunblane Road and the original rear building line of the dwellings on Dunmore Avenue, of around 9m. Furthermore the windows proposed in the two storey side extension of number 3 are a landing window and a bathroom window, a condition can be placed on the application requiring these two windows are to be fitted with obscure glazing which will further reduce the likelihood of a loss of privacy.

In terms of visual intrusion, the objector to the rear has voiced their concerns over the loss of their sea view; it should be made clear that in planning terms no individual has the right to a view. It is considered given the situation of the properties that the view from 2 Dunblane Road towards the sea would be very limited. This dwelling has already had a two-storey extension granted planning permission. Several other extensions have been approved in the locality where they are at an elevated position to neighbouring properties including that of number 11, and 23 Dunmore Avenue and 4, 8, 12 and 16 Dunblane Road. In terms of visual intrusion on the adjacent property (5 Dunmore Avenue) it is not considered that the impact of the development on the residents of that property when entering or leaving their property, even with the one metre difference in levels would be sufficient to warrant a refusal as the decision would be unlikely to be sustained at appeal.

In terms of overhang and encroachment the gable wall of the extension at 3 Dunmore Avenue is sited 0.2m off the boundary with 5 Dunmore Avenue. Consequently, the guttering of the side extension will abut the common boundary but will not overhang.

Snow falling onto the adjacent property is a civil matter and not a material consideration in the determination of a planning application.

It is not considered that the proposal has any significant adverse impact on the security of the adjacent property.

Transportation have made the following comments, "the proposed driveway length of 5.7m in conjunction with an up and over garage door will not be long enough to accommodate the opening inwards of any gates". This is to allow for a garage door to be opened without the car having to project beyond the curtilage onto the highway as well as to enable routine maintenance and repairs to be carried out in-curtilage and to prevent obstruction of the public highway. In order to achieve a satisfactory outcome a condition will be placed on the application stating that a roller-shutter door will be used instead of an up and over garage door and a further condition stating that one parking place will be provide in-curtilage to the front of the dwelling.

Conclusion

The proposal has been given due consideration and the similar examples identified by the applicant have been examined. As a result, for the reasons set out above it is considered that the proposal is acceptable and members are recommended to grant consent subject to the conditions set out below.

RECOMMENDATION: Approve

Conditions:

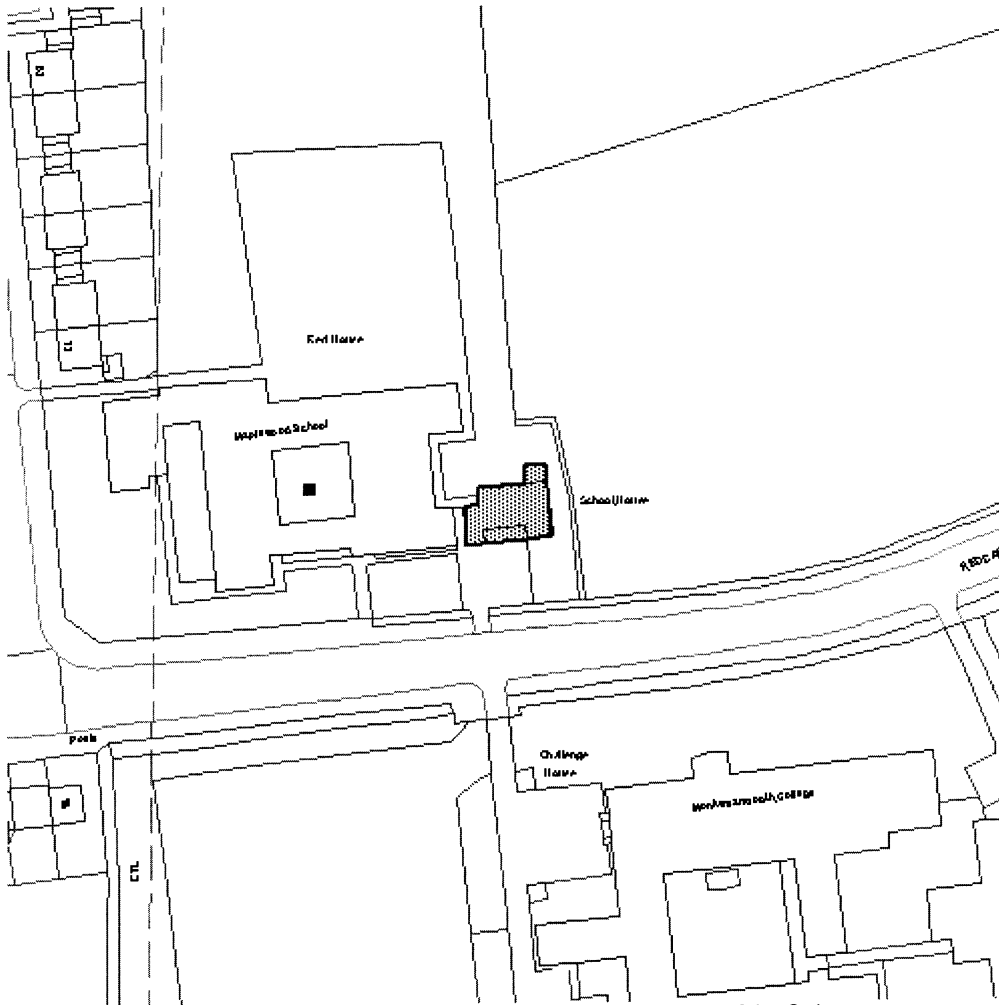
- 1 The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, to ensure that the development is carried out within a reasonable period of time.
- 2 The development to which this permission relates shall be carried out in complete accordance with the approved plans 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 amendment/annotation dated 14th July 2006 as agreed with the Local Planning Authority, 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; the external materials to be used, including walls, roofs, doors and windows shall be of the same colour, type and texture as those

used in the existing building, unless the Local Planning Authority first agrees any variation in writing; in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.

- 5 Notwithstanding the submitted drawings, the bathroom and landing windows shall be fitted with top hung or non-opening obscure glazing and shall be maintained as such thereafter, in order to achieve a satisfactory form of development and to comply with policy of the UDP.
- 6 Notwithstanding the submitted plans a roller shutter type garage door shall be installed, in the interests of highway safety and to comply with policy T1 of the UDP.
- 7 Any gates at the driveway entrance shall not open out over the highway, in the interests of highway safety and to comply with the requirements of policy T14 of the approved UDP.

Reference No.:	06/02490/LAP Development by City(Regulation 3)
Proposal:	Change of use from caretaker's house to teaching/mentoring rooms.
Location:	Maplewood School Redcar Road Sunderland
Ward:	Redhill
Applicant:	Maplewood School
Date Valid:	21 June 2006

LOCATION PLAN



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PROPOSAL:

The application relates to a change of use of Maplewood School's caretaker house to provide additional teaching/mentoring rooms.

The house is a single storey flat roof bungalow designed to match the appearance of the school building and comprises living room, kitchen, three bedrooms, bathroom, lobby and store, totalling 80 square metres of floorspace. The proposal provides for an office, parent's meeting room, therapy room,

teaching room, staff kitchen, bathroom, lobby and store, without the need for any internal or external alterations.

The agent has further advised that the proposed change of use would not entail any additional staff or pupils.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

Property Services Manager

Final Date for Receipt of Representations: **17.07.2006**

REPRESENTATIONS:

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
T_14_Accessibility of new developments, need to avoid congestion and safety problems arising
CF_5_Provision for primary and secondary schools
L_7_Protection of recreational and amenity land
T_22_Parking

COMMENTS:

The main issues to consider in determining this application are:

- The principle of the use;
- Impact on adjacent properties;
- Design;
- Highway/parking issues.

The principle of the use

The Unitary Development Plan policies L7 and EN10 do not indicate any proposals for change to the application site. However, as the principal use of the site would remain unchanged, namely educational purposes, the proposed change of use is acceptable, in principle.

Impact on adjacent properties

The distancing between the proposed development and neighbouring houses, approximately 65 metres to the nearest property, is such that it is considered there are no adverse implications to the amenities currently enjoyed by those residential properties, in terms of disturbance and loss of privacy/overlooking.

Design

With regard to design and appearance it is considered that there are no concerns in this respect as the caretakers house, being physically attached and designed to match the school building, already has an integral appearance in keeping with the proposed use.

Highway/parking issues

The proposed use does not entail any additional staff or pupils and, as such, the existing car park is considered to be satisfactory in terms of the increase in educational floor area.

Conclusion

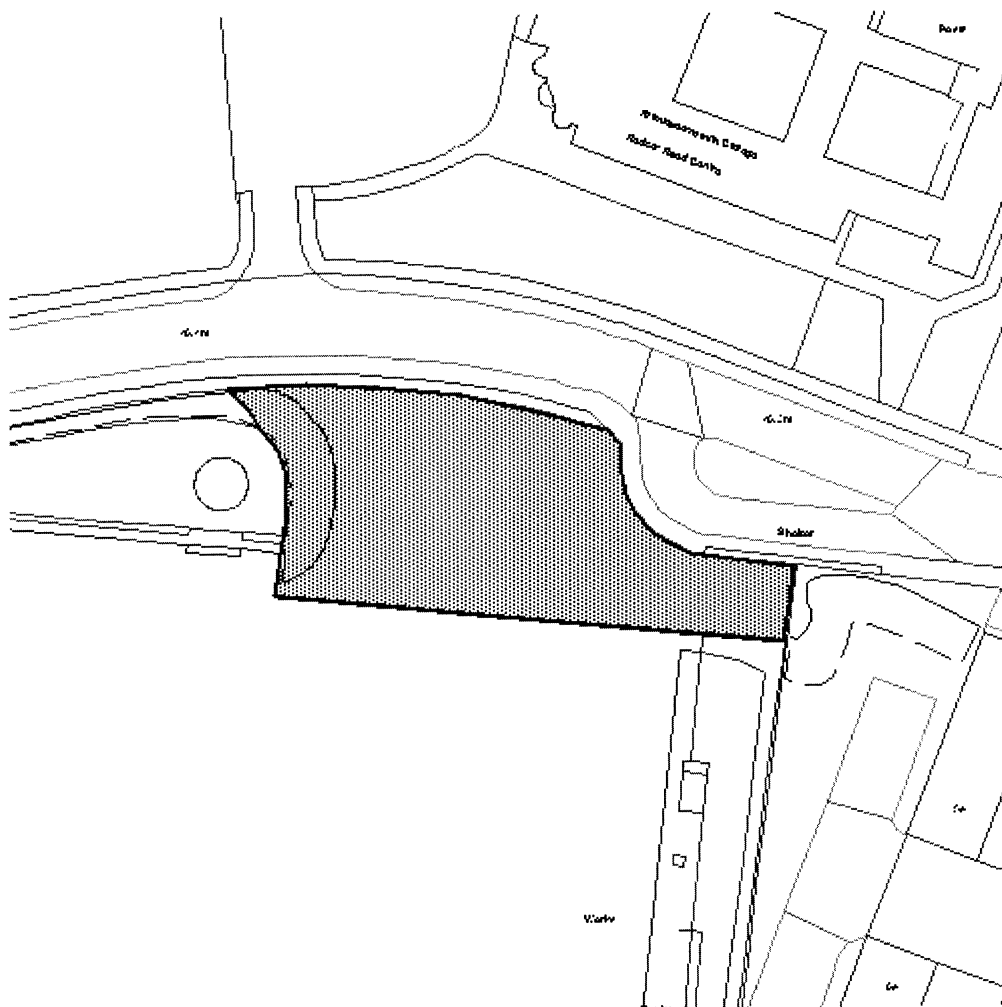
The proposal is thus considered to be acceptable subject to the following conditions.

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.

Reference No.:	06/02503/SUB Resubmission
Proposal:	Erection of a two storey office development comprising of three units with associated car parking and formation of new access from lay-by.
Location:	Land At North Hylton Road Southwick Sunderland
Ward:	Southwick
Applicant:	Property Estates Limited
Date Valid:	29 June 2006

LOCATION PLAN:

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PROPOSAL:

Planning permission is sought for the erection of a two storey office block occupying the western end of the site, comprising of 3no. units with associated car parking to the east of the proposed built form and creation of new access from existing lay-by on a parcel of land formerly occupied by Fedral Mogul.

The proposed office development is of a design typical of those found within the surrounding industrial areas and consists of an east facing two storey, hipped roof building, 6.4m to eaves and 9.7m to ridge above proposed ground level, and measure 33m in length and 16.7m in width. The proposed building would be of a brick construction to eaves level. All openings, both doors and windows would be positioned within the east and west elevations with no openings in either gable elevation.

22no. parking spaces (including 5no. disabled spaces) are proposed immediately to the east of the office building with a cycle store and recycling area proposed along the southern boundary. Areas of landscape planting are proposed to the west of the building with small parcels of planting along the north boundary and south-east corner of the site. A new access is proposed to the east of the proposed built form taking access from an existing lay-by leading off North Hylton Road.

The proposed building would be sub-divided into 3no. independent office units two of which measure 9666m x 15,826m whilst the other measures 9886 x 15,826. Each proposed office unit would comprise of 110.8 sq.m net office space with a lobby, ground floor WC and stairwell and lift to first floor level.

The application site runs on a north/south gradient from North Hylton Road into the industrial estate with a number of immature trees/hedges currently occupying the site which is currently enclosed by 1.8m high palisade security fencing, which is powder coated blue.

A new retaining wall is proposed along the southern boundary of the site, the land beyond being occupied by John Porter Ltd with a dwarf boundary wall to the north of the site.

The site of John Porter Ltd is occupied by a flat roof single storey industrial type building built on the existing ground level. The area of land immediately to the north of the application site is occupied by Monkwearmouth College with associated playing fields that extend along the north side of North Hylton Road. The residential properties, aged miners bungalows, nearest to the application site are situated approximately 220m to the north-west.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

Director Of Community And Cultural Services
Economic Development And Marketing
Environment Agency

Final Date for Receipt of Representations: **21.07.2006**

REPRESENTATIONS:

No representations received.

POLICIES:

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

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

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

T_22_Parking standards in new developments

COMMENTS:

The main issues to consider in the assessment of this application are:

- The principle of the proposed development/use on this area of land.
- The layout and design of the proposed built form.
- Highway/access and parking implications.
- Impact of the proposed development on the overall redevelopment of the site and surrounding area.

Land Use

The application site is allocated within the Unitary Development Plan as an 'area to be retained and improved' and as such policies NA1.2, NA27.2, EC2, EC4, B1, T14 and T22 are applicable.

Site Specific Policies

Policy NA1.2 is concerned with existing employment sites and states that established industrial/business areas and available sites within them will be retained and improved for the primary uses indicated, which for the North Hylton Road area include offices, research, light, general industry, car sales and servicing, storage and distribution (Use Classes B1, B2 and B8).

UDP policy NA27.2 relates to improvements in transport corridors and states that the City Council will undertake a programme of environmental improvements, including tree planting, along the following transport corridors, which include North Hylton Road / Washington Road. Along this transport route further tree and associated planting are proposed along the grass verges.

General UDP Policies

EC2 of the UDP is concerned with ensuring that there is an adequate supply of land and premises to meet the City's economic development needs, maximising the choice through a range of available sites (by size, type and location), which includes land principally for business (B1) and general industry (B2), sites for office development (B1), sites for industry and warehousing (B8) and premises for small firms and new business enterprises.

Policy EC4 seeks to retain and improve existing business and industrial land for 'primary' uses such as offices, research and development _ light industry (B1), general industry (B2) and warehousing and storage (B8).

Policy B1 of the UDP is concerned with implementing a programme of environmental improvement, giving priority to those sites, which are visually prominent or are in areas of greatest environmental degradation.

B2 of the UDP seeks to ensure that the scale massing, layout and/or setting of new developments respects and enhances the best qualities of nearby properties and the locality.

Policies T14 and T22 are transport related policies and aim to ensure that proposals for new development should be readily accessible to pedestrians, cyclists and public transport users, not cause traffic congestion or conditions prejudicial to highway safety, make appropriate and safe access and egress arrangements, make provision for loading and unloading and indicate how parking requirements will be accommodated. The level of parking required on a site will be dependent upon the type and scale of use, location and characteristics of the area. Provision should also be made for disabled and cycle parking.

The proposal is in accord with these policies and the principle of the development is therefore considered to be acceptable.

Design and Layout

The proposed siting of the two storey building and layout, which concentrates the built form to the western end of the site with car parking/access to the east is considered to be an acceptable form of development. Whilst it would have been desirable to position the building towards the southern half of the site with parking to the north to permit further landscaping and tree planting along North Hylton Road the access and parking requirements have dictated the layout of the proposed built form.

The proposed building is of a design that is typical and characteristic of the surrounding built form within North Hylton Road Industrial Estate and as such does not pose any adverse impact upon the visual amenity of the street scene.

Highway, Access and Car Parking Considerations

The highway access and car parking arrangements are considered to be acceptable. However, should Members be minded to approve this application it is recommended that a condition be attached to any consent granted requiring the highway access and car parking facilities necessary in association with the development to be completed prior to any occupation of the proposed office block.

Conclusion

The proposed two storey office development is considered to be an acceptable form of development in accordance with the relevant policies contained within the UDP and therefore it is recommended that Members approve the application subject to the conditions set out below.

RECOMMENDATION: Approve

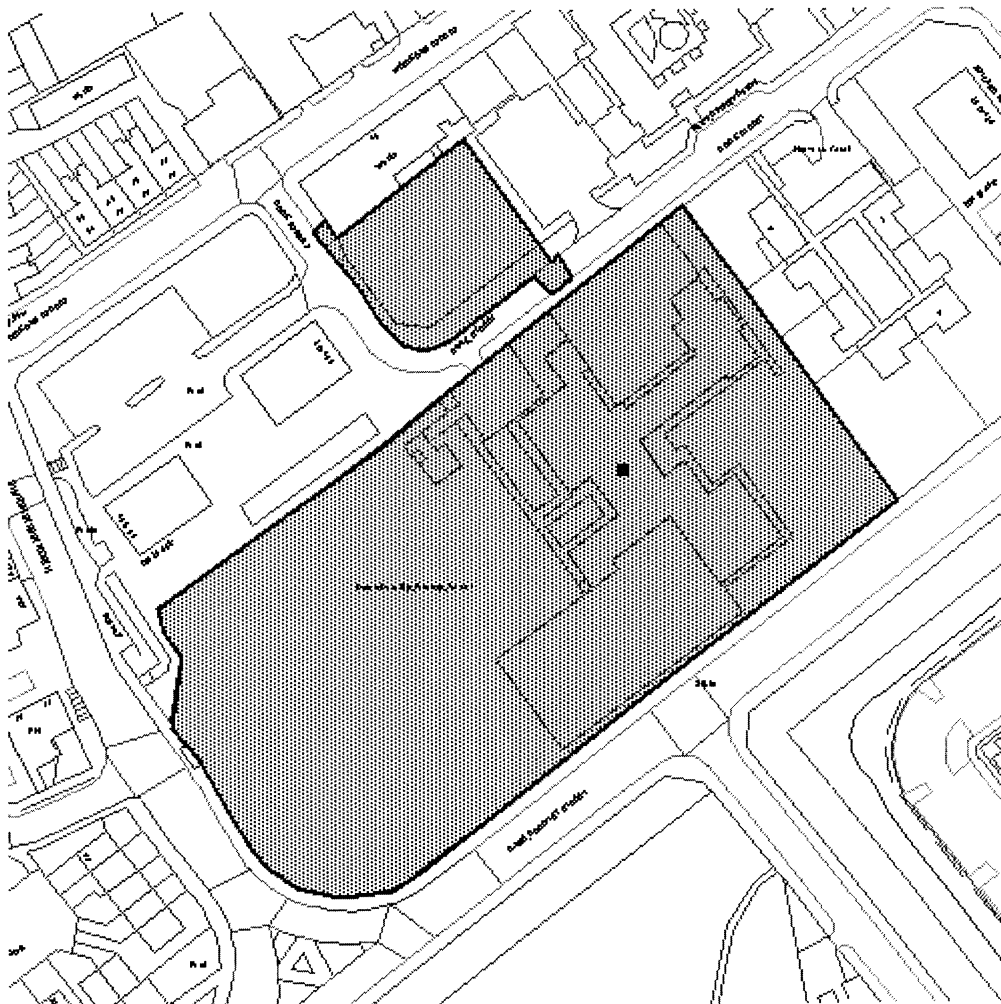
Conditions:

- 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 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 08.00 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
- 4 Before the development hereby approved is commenced the office building shall be pegged out on site and its exact location 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.
- 5 No deliveries shall be taken at or despatched from the site outside the hours of 08:00 - 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 policy EC12, EC13 of the UDP.
- 6 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.
- 7 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.

- 8 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.
- 9 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.
- 10 Notwithstanding any specifications on the submitted plans details of all walls, fences or other means of 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 visual amenity and to comply with policy B2 of the UDP.
- 11 None of the office development hereby approved shall be occupied until all of the highway access and parking works have been completed in accordance with the submitted plans and to the written satisfaction of the Local Planning Authority, in order to achieve a satisfactory form of development and to comply with policy T14 of the UDP.

Reference No.:	06/02554/LAP Development by City(Regulation 3)
Proposal:	Extensions and alterations to form additional class room and community room. Alterations to existing school building to form childrens centre. Construction of new car park area including construction of raised table to Dock Street.
Location:	Dame Dorothy Primary School Dock Street Monkwearmouth Sunderland
Ward:	St Peters
Applicant:	Director Of Childrens Services
Date Valid:	29 June 2006

LOCATION PLAN:

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PROPOSAL:

The proposal involves the erection of a 200 square metres single storey extension to provide an additional class room and community room, an extension to the existing entrance/foyer area and a new 1.2m wide footway to the perimeter of the new build. It is also proposed to refurbish the western end of the school to form a new children's centre.

The application also includes a raised table across the highway providing a designated pedestrian crossing point. This raised table will connect the school premises with the proposed new car park, which is intended to be surrounded by a 1.8m high steel palisade security fence.

The car park will be separated into two designations; the northern section of the car park will provide 10 spaces for staff, whilst the southern section provides 11 spaces for visitor parking. There are three openings within the proposed palisade fencing, i.e. within the eastern part is an access to the car park, along the northern section there is a proposed exit, whilst to the south east corner a pedestrian access is envisaged. All these points will be controlled by gates.

The St Peter's Children's Centre is planned to be one of 6 Sure Start Children's Centres delivered across the City of Sunderland, this particular proposal will provide 30 new daycare places. The existing school has a community room in the northern eastern section of the school premises. An additional community room is proposed within the western section of the school premises to provide flexibility in terms of providing facilities for the school and local community. However, it is envisaged that the new community room will be used mostly at the evenings and weekends.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

County Archaeologist

The site is potentially archaeologically sensitive as it is close to St Peters Church, a Schedule Ancient Monument and proposed World Heritage Site. The County Archaeologist considers that Anglo Saxon and medieval archaeological remains might be present.

Therefore in accordance with PPG16 and the archaeological UDP policies (B11 and B13), a programme of archaeological trial trenching is required prior to the development starting.

In the event of archaeological deposits being present in these preliminary trenches, the full footprint of the extensions and car park area (where ground disturbing works are required) may need to be archaeologically excavated before construction work can begin. The imposition of appropriate conditions, on any consent granted, will achieve these requirements

English Heritage

Final Date for Receipt of Representations: **09.08.2006**

REPRESENTATIONS:

No representations have been received to date.

POLICIES:

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

CN_17_Tree Preservation Orders and replacement of trees
B_2_Scale, massing layout and setting of new developments
T_14_Accessibility of new developments, need to avoid congestion and safety problems arising
L_7_Protection of recreational and amenity land
B_11_Measures to protect the archaeological heritage of Sunderland (general)
B_13_Sites and monuments of local importance affected by development

COMMENTS:

The main issues to consider in determining this application are:

- the principle of the use of the site for the proposal
- the design of the proposal
- the loss of trees
- the effect the proposal will have on the amenity of the area,
- the effect on the setting of a Schedule Ancient Monument.

Land Use

The land on which the development is proposed is covered by Policy L7, which identifies land for open space or outdoor recreation, including playing fields attached to schools. It is recognised that permission for other uses on these sites will only be granted if the development is for educational purposes and that there would be no significant effect on the amenity, recreational and wildlife habitat value of the site, whilst access to the existing open space will be protected.

Consequently the use of the site for a children's centre within the curtilage of the school is considered acceptable and does not compromise the school playing field.

Design

The works to the Children's Centre generally compromise internal alterations and refurbishment. The external alterations include the blocking up of the existing Buggy Store opening and the inclusion of a doorway in place of existing windows in the western elevation of the Nursery. These alterations are considered to be negligible.

The proposed extensions have been designed to correspond to the existing building form. The layout will provide an enlarged and improved entrance to the school and the layout of the reception class will form a small internal courtyard area. It is proposed that the brickwork will match the existing, whilst the roofing will be flat roof with built up felt finish and the windows/doors/screens will generally be white PPC aluminium. The design is considered to be acceptable.

Highways

It is considered that the circulation within the car park is acceptable. The proposed clockwise circulation offers improved visibility and increases the distance from the junction (Dock Street/Whickham Street) for vehicles exiting the car park, compared to the current access arrangements.

The plan indicates the utilisation of a back lane which is immediately to the north of the car park. The lane has fallen into disrepair and is overgrown with vegetation but is still highway and has not been the subject of a completed stopping up order so it will need to be reconstructed to an adoptable standard. The design of the pedestrian table will need to be agreed with the Council's Local Highway Authority, which can be achieved via a condition on any consent issued and will require a Traffic Regulation Order.

Car Park Fence

The site layout as proposed indicates the car park is to be enclosed by 1.8m high steel palisade security fence, complete with the aforementioned vehicular and pedestrian access gates. There are concerns regarding the visual impact of the fence within such an open setting and being so close to the existing flats. Consequently it is considered appropriate to amend the fence type to be more appropriate in its setting via an appropriate condition on any consent granted.

Amenity

The new extension is situated to the side of the school that does not abut residential properties. It will be overlooked by an adjacent tower block although the relatively small scale nature of the development in relation to the building footprint of the existing school is considered to be acceptable in relation to the residential and visual amenity of the tower block residents.

There is relatively little external change to the school's elevation facing the common boundary with Harwood Court. For instance the inclusion of a doorway in place of existing windows in the western elevation of the Nursery is the only external alteration. It is considered that this part of the elevation is sufficiently distanced, at 5m, from the common boundary to cause immediate impact upon the visual and residential amenity of the adjacent residents.

Trees

The proposal involves the felling of one cherry tree. It is considered that as the tree is mature and affords the school with an attractive feature it is reasonable to request a replacement tree of an appropriate species and size. Consequently a condition stipulating the exact location of the alternative to be agreed in writing at a later date is considered necessary.

St Peter's Church, Scheduled Ancient Monument

Due to the proximity of Dame Dorothy Primary School to St Peter's Church it is necessary for the Local Planning Authority to consult English Heritage, as they are required to ensure that the proposed development does not adversely affect the setting of this Scheduled Ancient Monument. In addition there is a World Heritage Steering Group which also has concerns regarding potential impacts from new development on St Peter's, particularly in view of the potential for it being designated as a UNESCO World Heritage Site. A response from both organisations is awaited.

Conclusion

In order that the application is determined within the statutory time period it is recommended that Members Delegate the Decision to the Director of Development and Regeneration, who is minded to approve the application subject to the expiry of consultations. However, should any adverse comments be received from either English Heritage or the World Heritage Steering Group, the application will be referred back to the Sub Committee for formal determination.

RECOMMENDATION: DELEGATE to Dir. of Dev 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 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 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.
- 7 Notwithstanding any specifications on the submitted plans details of all walls, fences or other means of 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 visual amenity and to comply with policy B2 of the UDP.
- 8 Before development hereby approved is commenced details of the construction and positioning of the raised pedestrian table shall be submitted and approved in writing by the Local Planning Authority. The pedestrian table shall then be fully implemented to the agreed specification before use of the car park commences in the interests of highway safety and comply with UDP policy T14.
- 9 Prior to the commencement of operations from the Children's Centre hereby approved the off street parking provision must be constructed, surfaced, sealed and made available in accordance with the approved plans. This parking area shall then be retained and permanently reserved for the parking of vehicles to ensure that adequate and satisfactory provision is made for the off street parking of vehicles and to comply with policy T14 of the UDP.
- 10 Before development hereby approved is commenced details of the works to the highway shall be submitted and approved in writing by the Local Planning Authority. The works shall then be fully implemented to the agreed specification before use of the Children's Centre and associated car parking commences in the interests of highway safety and comply with UDP policy T14.
- 11 No development work shall take place until a programme of archaeological work has been completed. This shall be carried out in accordance with specification (s) provided by the County Archaeologist. The archaeological report (s) shall be submitted to and approved in writing by the Local Planning Authority before works commence, in the interests of potential archaeological importance and so that any archaeological remains on the

site can be preserved wherever possible and recorded complying with Policies B11 and B13 of the UDP.

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
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

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

**Items Delegated to the Director of Development and Regeneration
Development Control (North Sunderland) Sub Committee**

1. **Demolition of existing premises and erection of 32 no. 2 bedroom and 3 no. 1 bedroom apartments in 2 and 3 storeys with surface car parking and amendments to vehicular accesses. (REVISED SCHEME)**
- 06/01403/LEG** **Site Of Print Centre And Adjac Land Fulwell Road Gladstone Street Roker Sunderland**
- 04/05/06 Parian Developments Ltd
- Decision:** Approved
- Date of Decision:** **5 Jul 2006**
-

**Development Control (North Sunderland)
Sub-Committee**

REPORTS FOR CIRCULATION

REPORT BY DIRECTOR OF DEVELOPMENT AND REGENERATION

PURPOSE OF REPORT

This report is circulated to the Sub Committee Meeting. It includes additional information received after the preparation of both the report on applications and the supplement. This information may allow a revised recommendation to be made.

LIST OF CIRCULATED ITEMS

Applications for the following sites are included in this report.

North

1. Number 3 Dunmore Avenue, Seaburn Dene, Sunderland.
4. Dame Dorothy Primary School, Dock Street, Monkwearmouth.

City of Sunderland

North Sunderland
Sub-Committee

REPORTS FOR CIRCULATION

Number: 1

Application Number: 06/02185/SUB

Proposal: Erection of single storey extension to front and two storey extension to side to provide porch, garage and utility with additional bedroom and bathroom above at 3 Dunmore Avenue, Seaburn, Sunderland.
(Resubmission)

**Location: 3 Dunmore Avenue, Seaburn Dene,
Sunderland.**

Further to the report on the main agenda, a further letter of objection to the proposed development was received on 31st July 2006.

The objection was received from 5 Dunmore Avenue. Previously two other letters of objection have been received from this neighbour in connection with this planning application.

Within the letter dated 23rd July, the objector states that the amendment of a one metre set back at first floor level "will make no discernable difference to the overall affect on" her property. In general her objections as stated in letters dated 8th December 2005 and 14th June 2006 remain consistent.

The objector goes on to state that the reasons for refusal for the original application (05/04181/FUL), cannot be addressed by the amendments made on the resubmitted application and those amendments received thereafter. These include visual intrusion, loss of outlook, overshadowing and consequent loss of sunlight, daylight and privacy.

The objector is furthermore concerned that the foundations have already been dug out and their impact in terms of health and safety, particularly waste water.

The grounds for objection, as set out above, have been addressed in the report contained within the main agenda.

Number: 4

Application Number: 06/02554/LAP

Proposal: Extensions and alterations to form additional class room and community room. Alterations to existing school building to form childrens centre. Construction of new car park area including construction of raised table to Dock Street.

Location: Dame Dorothy Primary School, Dock Street, Monkwearmouth.

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

Further to the previous report, upon further examination of the plans it is considered that a clockwise arrangement for the car park circulation is required should Members be minded to approve the application. This requirement could be added as a condition.

In addition, the City Council's School Travel Plan Co-ordinator has advised that a School Travel Plan is required as the proposed new Children's Centre and Community Room will increase the volume of traffic currently visiting the school. As a consequence, if Members are minded to approve, a condition stipulating the formation of a School Travel Plan is considered appropriate.

A response was received from English Heritage on the 27th July 2007 stating that their specialist staff have considered the information received and do not wish to offer any comments on this occasion. Therefore their recommendation is for the application to be determined in accordance with national and local policy guidance, and on the basis of the Local Planning Authority's specialist advice. Consequently it is considered that the potential archaeological remains condition (No. 11) satisfies this requirement.

Recommendation: DELEGATE to Dir. of Dev and Regeneration

Conditions:

1. Three years
2. Approved plans
3. Materials to be submitted
4. Scheme of landscaping

5. Landscaping 2
 6. Trees 2
 7. Details of boundary enclosures
 8. Pedestrian table
 9. Parking provision
 10. Works to highway
 11. Potential archaeological remains

 12. A School Travel Plan shall be prepared by the applicant and agreed in writing by the local planning authority, in order to reduce the number of pupils arriving by car and increase the number of pupils using public transport, walking and cycling as a means of travelling to/ from school and be so implemented, in the interests of traffic mitigation and environmental sustainability and to comply with policy T14 of the UDP.

 13. Notwithstanding the submitted plans, the vehicular movement within the proposed new car park shall be implemented in a clockwise circulation, so as to provide for improved visibility and in the interests of pedestrian and highway safety and to comply with policy T14 of the UDP.
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**Appeals Received
and Determined**

APPEALS RECEIVED FOR NORTH SUNDERLAND
BETWEEN 01/06/06 AND 30/06/06

None Received

APPEALS DETERMINED FOR NORTH SUNDERLAND
BETWEEN 01/06/06 AND 30/06/06

None Determined