

## Appendix

Copy of Report to  
Development Control (North Sunderland) Sub Committee 1<sup>st</sup> May 2007

1.

**North  
Sunderland**

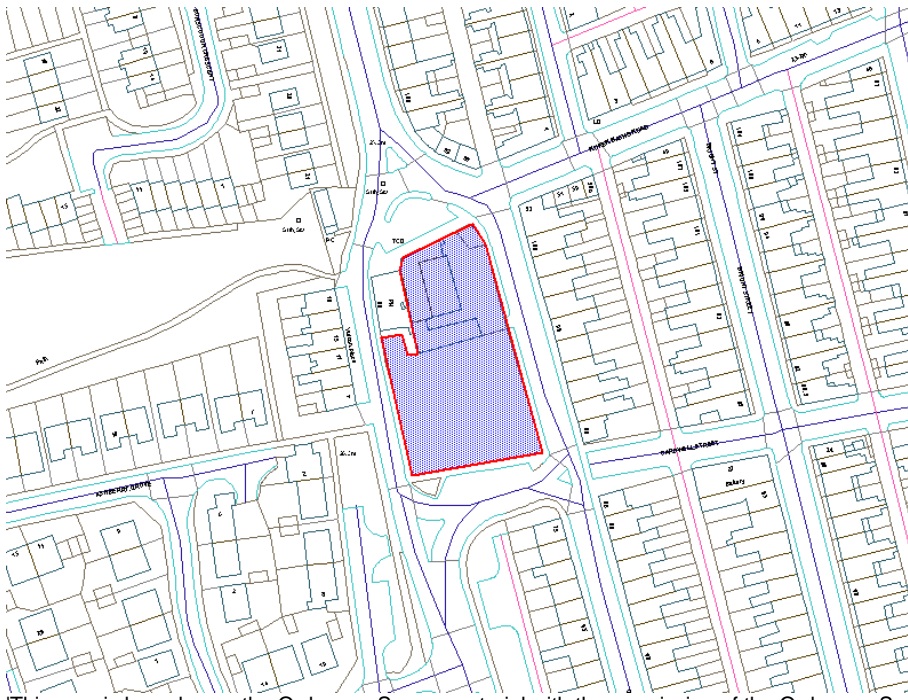
**Reference No.:** 07/00867/SUB Resubmission

**Proposal:** **Demolition of existing premises and erection of 35 no. 1 and 2 bedroom apartments in 2 and 3 storeys with surface car parking and amendments to vehicular accesses.**

**Location:** Site Of Print Centre And Adjac Land Gladstone Street Roker Sunderland SR6 0JA,

**Ward:** St Peters  
**Applicant:** Mr Bob Smith  
**Date Valid:** 22 February 2007  
**Target Date:** 19 April 2007

### Location Plan



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## **PROPOSAL:**

The application is for the erection of two apartment blocks in two and three storeys to provide 35 one and two bedroomed apartments with surface car parking for 35 cars.

The site, comprising 0.26 hectares, is currently vacant, but was previously occupied in part by a printing company and its associated retail outlet (stationery). The premises comprise a variety of single and two-storey buildings. The southern part of the application site comprises a cleared site, previously occupied by a car maintenance firm. This area is fenced in and has advertisement hoardings to its southern boundary. The adjacent north-west corner is occupied by The Cambridge public house.

The site is located in a predominantly residential area of Fulwell. The surrounding residential properties are predominantly two-storey terraced properties with some bungalow and semi-detached house types, particularly to the south west.

The site is an island bounded on all sides by pedestrian and vehicular highway in the form of a one way system, at the junction of Fulwell Road, Roker Baths Road and Gladstone Street.

There is an extant planning permission on the site for demolition of the existing buildings and the erection of a new factory and offices for the current site owners. This was approved in November 2003 (Ref: 03/0244/FUL).

Members may recall that an application for 35 one and two bedroomed apartments in 2 and 3 storeys was approved by members at the October 2005 meeting of the Sub-Committee (05/03239/LEG). Subsequent to this an amended scheme for 35 apartments on the site was approved by Members on 5 July 2006 under planning reference 06/01403/FUL.

The application currently under consideration is virtually identical to the approved scheme. However, minor amendments in the form of slight modifications to the footprint of the proposed building have warranted a fresh application.

## **TYPE OF PUBLICITY:**

Site Notice Posted  
Neighbour Notifications

**CONSULTEES:**

Director Of Education  
Director Of Community And Cultural Services  
Crime Prevention Officer

Final Date for Receipt of Representations: **19.04.2007**

**REPRESENTATIONS:**

No objections 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

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

T\_22\_Parking standards in new developments

**COMMENTS:**

The main issues to consider when assessing this application are:

- Policy Context
- Scale, Massing and Design
- Highway Issues

Policy context.

The proposed development site is located in an area designated as white land on the adopted Unitary Development Plan Proposals Map. In such areas, development which closely reflects the predominant existing land use is considered to be generally acceptable. (Policy EN10) The predominant land use in this area is residential. The proposed residential development is therefore considered to be acceptable in policy terms. As the scheme is for more than 10 units and does not make any provision for children's play a financial contribution to provide off site play facilities is required. An agreement under section 106 of the Town and Country Planning Act 1990 for a sum of £22440 will therefore be required.

The scale, design and massing of the proposed development.

This application has been submitted in order to obtain permission for minor changes to the extant permission 06/1403/FUL. These changes are:

- Steps in the building line to accommodate changing site levels.
- Removal of Juliette balconies at ground floor level.
- Removal of canopies over entrances.
- Replacement of curtain walling with traditional masonry/windows.
- Service related changes.
- Sill heights to various windows to accommodate kitchen/bathroom layouts.
- Removal of projection on one lobby entrance.
- Installation of rooflights.

Further consideration of these minor changes is required. It is anticipated that these considerations will be concluded prior to the meeting of the Development Control Sub-Committee and a report made on the supplement accordingly.

The proposed development is in the form of two blocks of apartments. Block A is located to the southern end of the site. The proposed front elevation of Block A faces the gable end of 75 Gladstone Street, which will be located approximately 21 metres away. The majority of this block is at three/two and a half storeys (maximum height 11.8 metres) with the eastern most elevation dropping down to two storeys opposite numbers 88 - 94 Gladstone Terrace, which are themselves two storey terraced properties. The maximum height of the two storey element of Block A is 7.8 metres, the ridge height of the existing properties on Gladstone Terrace is approximately 7.5 metres.

The two storey apartments facing onto Gladstone Terrace are designed in order that they reflect the design and form of the existing two-storey terraced properties on Gladstone Street, with front entrance doors being positioned at regular intervals and windows at ground and first floor level.

Block B is arranged in an "L" shape at the north east corner of the site. Block B comprises three storey apartments fronting the junction of Roker Baths Road and Gladstone Street and two storey properties fronting Gladstone Street.

The proposed development does not meet the Council's normal minimum separation distance of 21 metres between main facing elevations which is generally required by SPG for two storey new residential development. However, at 13 metres, the proposed separation distance reflects the traditional street pattern of the surrounding terraces and is considered to be acceptable. The majority of the three storey elements of the development do not directly face

the main elevations of the surrounding residential properties. Where the three storey elements of the buildings do face main elevations on existing properties a distance of not less than 26 metres is retained between the two, which accords with the Council's guidelines. Three storey development is therefore considered to be acceptable and unlikely to result in any loss of residential amenity for any near neighbouring property.

### Highway Issues

The proposed development is located in what is effectively a traffic island with a one way traffic system circulating clockwise around the site. The development proposes a single access located opposite number 96-98 Gladstone Terrace. Vehicles utilising the parking facilities at the site will be required to enter and exit via this single access.

There are 35 apartments proposed and 35 parking spaces provided. Car parking provision on this 1:1 basis is considered acceptable. There is also sufficient space provided for refuse vehicles etc to successfully manoeuvre within the site.

There is visitor parking available in the existing parking areas which are to be retained following development to the north and south of the site. Visitor parking provision within the site is therefore considered adequate.

The proposed development is considered acceptable in terms of access, parking and highway safety.

### Conclusion

The proposed development of 35 apartments is considered acceptable in principle. However, further consideration of the minor amendments to the scheme are considered to be necessary. It is anticipated that these considerations will be concluded prior to the meeting of the Development Control Sub-Committee meeting and a report made on the supplement accordingly.

**RECOMMENDATION: Dir.of Dev. and Regeneration to Report**

## **SUPPLEMENT**

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Number:

S1

Application Number:       **07/00867/SUB**

Proposal:                   Demolition of existing premises and erection of 35 no  
                                  1 and 2 bedroom apartments in 2 and 3 storeys with  
                                  surface car parking and amendments to vehicular  
                                  access.

Location:                  Site of Print Centre and Land Adjacent to Gladstone  
                                  Street.

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Further to the report on the main agenda some further consideration of the minor amendments to the design of the proposed developments were required.

The proposed change in the steps in the building line to accommodate the differing levels across the site is considered to be acceptable as it does not represent a material change in the external appearance of the proposed building. The change in the steps of the building line predominantly affect the eastern elevation of the building line of Block B of the development. The proposed block will take the same form as that approved under planning reference 06/01403/FUL, it will just set back marginally from its original position.

The removal of the balustrades from the ground floor Juliette balconies of the proposed development is considered to be acceptable. The removal of the balustrades results in the appearance of French Doors at ground floor level. This is considered to be acceptable in the over all scheme.

The removal of projection of one porch entrance to the west (internal courtyard) elevation of proposed Block B is considered to be acceptable as it will not affect the appearance of the proposed development within the streetscene and will not materially affect the proposed development overall.

The installation of rooflights in the proposed development is considered to be acceptable and unlikely to create any detrimental effect upon the appearance of the proposed development within the streetscene.

Negotiations regarding the removal of canopies over the entrances to the proposed apartments, replacement of curtain walling and the removal of some stone Cills is ongoing. It is anticipated that these negotiations will be concluded prior to the meeting of Sub-Committee and reported at the meeting accordingly.

**RECOMMENDATION: Director of Development and Regeneration to Report.**