



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

### **AGENDA**

**Meeting to be held in Committee Room 1 on Monday, 3<sup>rd</sup> June,  
2019 at 5.15p.m.**

ITEM	PAGE
1. <b>Receipt of Declarations of Interest (if any)</b>	
2. <b>Apologies for Absence</b>	
3. <b>Applications made under the Town and Country          Planning Acts and Regulations made thereunder</b>	1
Report of the Executive Director of City Development (copy herewith).	

**E. WAUGH,  
Assistant Director of Law & Governance.**

Civic Centre,  
SUNDERLAND.

23<sup>rd</sup> May, 2019



# Item 3

## **Development Control (South Sunderland) Sub-Committee**

**3 June 2019**

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### **REPORT ON APPLICATIONS**

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#### **REPORT BY THE EXECUTIVE DIRECTOR OF CITY DEVELOPMENT**

##### **PURPOSE OF REPORT**

This report includes recommendations on all applications other than those that are delegated to the Executive Director of City Development 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. 17/00581/VAR  
Land Rear of 16 and 17 The Cedars, Ashbrooke, Sunderland

##### **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 Chairperson or the Development Control Manager (0191 561 8755) or email [dc@sunderland.gov.uk](mailto: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 (Development Management Procedure) (England) Order 2015.

## **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 City Development Directorate at the Customer Service Centre or via the internet at [www.sunderland.gov.uk/online-applications/](http://www.sunderland.gov.uk/online-applications/)

Peter McIntyre

Executive Director City Development

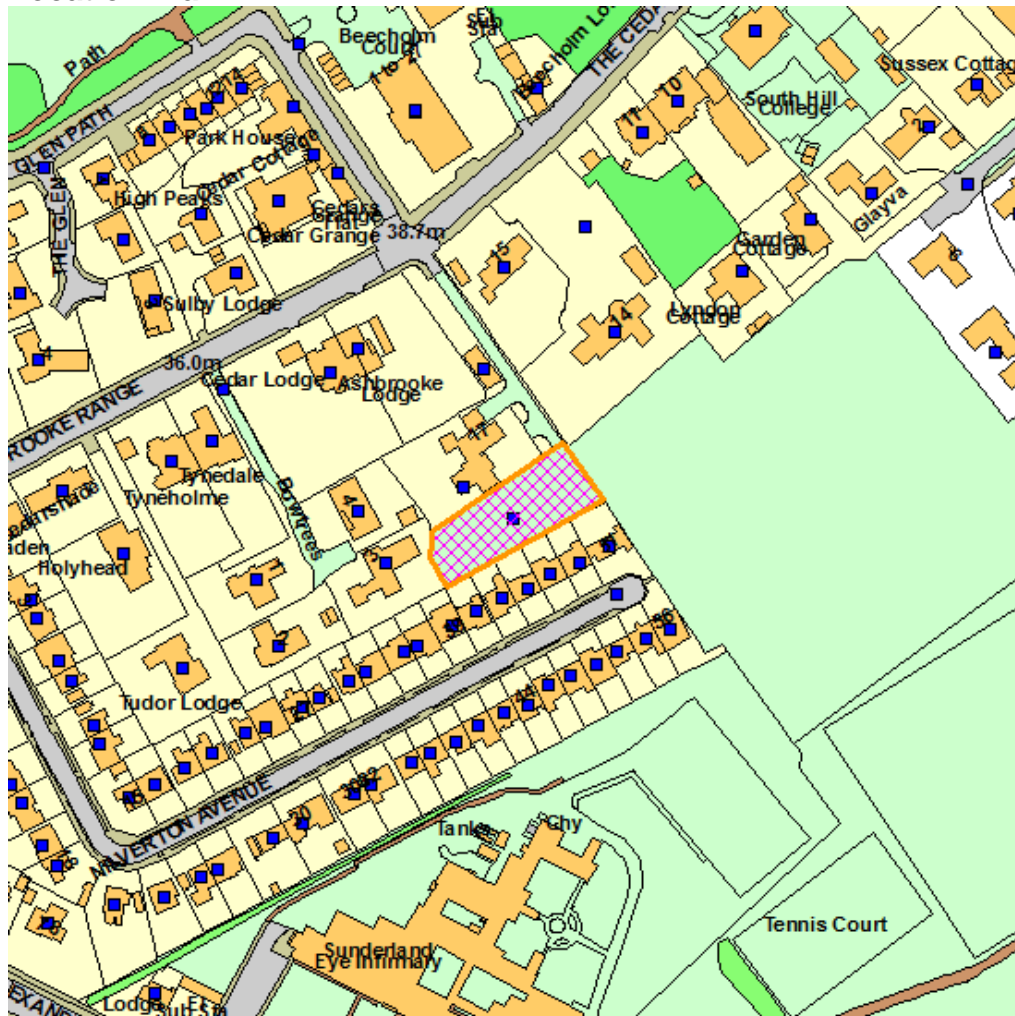
**Reference No.:** 17/00581/VAR Variation of Condition

**Proposal:** Variation of condition 2 (Plans), condition 4 (Obscure glazing) and condition 9 (No Felling) attached to planning application 14/01793/FUL (Two detached dwellings with associated access and parking) Alterations to size, type and position of windows, felling of trees, changes to internal layout, provision of accommodation in roof space (including provision of roof lights) and conversion of double garage (plot2) to kitchen

**Location:** Land rear of 16 and 17 The Cedars, Ashbrooke, Sunderland

**Ward:** St Michaels  
**Applicant:** Jordan 90 Ltd  
**Date Valid:** 13 June 2017  
**Target Date:** 8 August 2017

#### Location Plan



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## **PROPOSAL:**

Members may recall that at the 27 January 2015 Development Control (South Sunderland) Sub Committee Members approved the following application (ref. 14/01793/FUL) at the site:

*"Two detached dwellings with associated access and parking. (Amended plans received 04.12.2014 - revised design and layout)".*

The application was then approved on the 28 January 2015.

The application was subject to various conditions and the Applicant, Jordan 90 Ltd, is looking to vary the above permission to alter the wording of the following conditions:

### **Condition 4: Obscure Glazing:**

*Notwithstanding the submitted drawings, the four kitchen windows to the ground floor, within the southern elevation of plot one, that face onto Nilverton Avenue, 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 B2 of the UDP.*

### **Condition 9: No tree felling:**

*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 Unitary Development Plan.*

The application form details that changes being sought relate to updating Condition 2 to account for the alterations to some of the windows and the introduction of roof lights, and to amend Condition 4 to account for the key windows being side hung, with restrictors and obscure film and condition 9 to account for trees being removed from site.

Members may recall that a site visit has occurred on 23 November 2018.

## **Planning history:**

The site has numerous applications associated with it since 2006.

An application was submitted in 2006 to demolish the original dwelling which stood on the site and was subsequently withdrawn (ref. 06/03011/CON).

Then, in May 2007, an application to demolish the existing house and erect 5 dwellings was refused permission due to overdevelopment, interrelationship of windows, access road and visitor parking and substandard amenity (ref. 07/00986/FUL).

The subsequent resubmission application, which reduced development to 4 dwellings, was also refused due to overdevelopment, amenity and substandard interrelationship of windows between the proposed dwellings (ref. 07/02769/SUB).

Following these refusals, outline permission was given in 2007 for the demolition of the previous house and the redevelopment of the wider site for 2 two-storey dwellings and 1 single storey gatehouse (ref. 07/04188/OUT).

The next stage in the planning history of the site occurred in 2009 when three separate planning applications were approved. The first approved a dwelling and summer house (ref. 09/00404/FUL) with the second approving an alternative scheme with a detached garage

(09/01176/FUL). Both approvals were located on what is now 17 The Cedars, whilst a third application approved the one and half storey dwelling now constructed and situated at the gated entrance (ref. 09/03648/FUL).

Then during 2009 to 2011 the site, which is the subject of the variation application, was subject to three approvals, please see refs. 09/01176/FUL, 10/02337/FUL and 11/01465/FUL. These approvals related to a substantial two storey dwelling of a significant footprint and a triple detached garage block, similar in scale and massing to the now constructed 17 The Cedars.

Lastly, in 2014, the application was submitted for the two dwellings that are now the subject of this variation application. The 2015 approval was made under application ref. 14/01793/FUL and as, already stated, was approved by Committee.

## **TYPE OF PUBLICITY:**

Neighbour Notifications

## **CONSULTEES:**

Network Management  
St Michaels - Ward Councillor Consultation

Final Date for Receipt of Representations: **12.07.2017**

## **REPRESENTATIONS:**

Following the application consultation process there have been three letters of representation received. The issues are summarised as follows:

- Combination of the loss of trees, increased size of the first-floor window and loss of obscure glazing have a significant and material impact on current and future occupants of 3 Bowtrees through loss of privacy;
- Assertion that the building is closer to the 3 Bowtrees and two large windows overlook, which is compounded by the loss of trees;
- An additional bedroom and ensuite has been introduced into the roof space, complete with eleven rooflights;
- Privacy impacts from rooflights on Nilverton Avenue;
- The garage in House 2 has changed into a kitchen;
- Minimum distances between House 1 and Nilverton Avenue not achieved - the distance between facing windows is 17.6m/ 18.2m and to comply with the condition these should be top hung and obscurely glazed;
- The ground floor windows to House 1 are no longer high level, they are larger and side opening with clear glazing, whilst at first floor the two previously approved smaller landing windows have been replaced by one large bedroom window, again it is clear glazed and affords no privacy;
- The view from all living room windows and bedrooms at 51 Nilverton Avenue is either a 9m high brick gable wall or directly through the windows of House 1;
- A further letter was received from 51 Nilverton Avenue expressing dismay that the houses are occupied, and the developer has been allowed to amend plans with no regard for the

conditions attached to the original planning approval. The letter re-iterated the lack of privacy and outlook concerns;

- The representation noted the planning enforcement notice, however queried whether the "temporary opaque film" applied to the offending windows could easily be removed and glazing changed, whilst also commenting that the windows are still larger than previously approved and side opening;
- The representation also highlighted that the discharge of condition submission (ref. 16/01302/DDI) to discharge conditions 3, 7, 8, 11, 14 & 15 was received on 13 July 2016, but site clearance started 27 June 2016 before any application to discharge conditions was submitted. The representation suggested the presence of TPOs within the site and queried how many remained;
- Queries were also made over whether the developer has satisfied the recommendations regarding landscaping, ecology and nature conservation. No documentation relating to landscaping appears to be visible on the planning portal and low maintenance, minimal/ artificial gardens appear to be the result;
- The Site Plan AL 90 0200 no longer appears to reflect the current layout as some grassed areas now appear to be tarmac. The Street Scene - Network Management Engineer has observed that the shared private access between House 1 & 2, at a width of 2.5m, is not acceptable;
- What conditions can be put in place to control future alterations/ changes to these properties?

The material considerations raised above will be discussed and considered in the following "Consideration of Application" section of this report.

## Network Management

Network Management noted the shared private access drive between Plots 1 & 2 is 2.5m and observed that ideally, this should be 4.1m wide for two-way traffic and as such, the access should be as wide as possible.

However, in response to these comments it is noted that 2.5m is what was approved in 2014 permission and that no change in terms of the narrowing of this space is proposed in the constructed development. Moreover, the private drive is located a distance away from the main road, The Cedars, by the wider access road that provides access to the site and to 16 and 17 The Cedars. Consequently, the 2.5m wide road width is well away from the access/ egress onto the public highway and only effects the immediate area adjacent to the block paved drives of both properties that are the subject of this variation. It is therefore considered that, as in 2014, the highway engineering considerations of the proposal are acceptable.

## COMMENTS:

## CONSIDERATION OF APPLICATION

The principle of erecting two dwellings at the site has been established by the approval of various planning permissions at the site, particularly the approval that this application is seeking to vary, please see ref. 14/01793/FUL. It is therefore not considered necessary to revisit this matter and rather, consideration must be given to the appropriateness of the alterations sought by the current application in respect to impacts on visual and residential amenity and the loss of trees at the site.



As such, the following sections cover those matters in respect of potential impacts arising from the varied development on the surrounding area, factoring in the objections that have been received following the application's public consultation exercise.

- Scale, massing and layout

In terms of scale, massing and layout the variation now before Members is the same as that approved in 2014. The two dwelling houses, which are now complete, occupy the same footprint as approved and are the same length, width and height. Moreover, the materials are as detailed in the 2014 approvals, which were subsequently confirmed via a discharge of condition. It is therefore considered that the variation application proposal in terms of visual amenity and design is acceptable.

- House 1

In terms of privacy amenity and overlooking, it is noted that there are alterations to both properties in terms of their window openings. Taking each of the properties in turn, House 1, which is located to eastern half of the site and to the rear of 49 and 51 Nilverton Avenue, has introduced 11 rooflights within its roof plane. There is also a window that has been introduced to the side of the porch/ hallway area, whilst the previously approved rear windows to the kitchen and a corresponding first floor window has been altered. The offending kitchen windows have been altered from the previously approved four small, high level windows and replaced with two larger, conventional window openings, while the first-floor window, which was approved as serving a hallway now, because of internal reconfigurations, serves as an additional bedroom window.

In terms of the porch/ hallway window, given its location, is not considered to unduly impact on residential amenity and is considered acceptable. However, given the nature of the kitchen and bedroom windows and their proximity to 49 and 51 Nilverton Avenue, it is considered that there are material residential amenity considerations to consider. In this respect, attention is drawn to the successful service of an Enforcement Notice in 2017 in respect of these windows which, as demonstrated on the Members Site Visit, introduced an opaque film to all three offending windows whilst restrictors limit how far these can be opened, thereby limiting further privacy amenity impacts. It is considered that these measures have suitably mitigated the alterations to the approved development to such a degree to not warrant a refusal of permission. Consequently, subject to these measures been secured through condition, it is recommended that these variations to the approved development are acceptable.

In terms of the rooflights to House 1, it is noted that these serve a bedroom and ensuite and storage room, all of which are an adaptation of the 2014 approval and new elements of the development. It is considered that due regard should be given to the impact of the rooflights on Nilverton Avenue, whilst to the west of the site is the former Belford Sports ground, with House 2 located to the east and the access road and relatively large area of front hardstanding separating House 1 from 17 The Cedars, which was erected following the approvals in 2009.

The two rooflights at the southern end of the property serve the bedroom and are located nearest the gable end abutting the boundary with 49 Nilverton Avenue. It is also noted however, that they are perpendicular to the common boundary and as such, are not directly orientated towards the properties in Nilverton Avenue. When considering this adaptation to the approved development attention is drawn to the fact that they are rooflights and as such, direct overlooking is limited by their angled location within the roof plane.

It is also noted that roof lights have been inserted in the off-shot element that runs parallel to the common boundary and as such, are orientated towards Nilverton Avenue. However, these are set away from the common boundary by the rear garden area and serve the storage area. On balance therefore, it is considered that the privacy amenity impacts arising from the roof lights are limited given their orientation and location within House 1 and the resultant relationship with the surrounding properties, particularly those in Nilverton Avenue.

- House 2

Regarding House 2 it is noted that two previously approved garage doors have been replaced by two windows now serving a kitchen, while, like House 1, 11 rooflights have been introduced to serve a bedroom, ensuite and storage area, which again, is a new element of the development. It is noted that objections have been received from residents abutting the common boundary to the west of the property in 3 Bowtrees. In this regard attention is drawn to those two rooflights in the southern plane of the off-shoot. These rooflights serve the storage area, which serves to limit their impacts whilst a rear garden depth of over 20m further mitigates direct overlooking impacts.

It is noted that bedroom and ensuite roof lights are orientated towards the common boundary with 17 The Cedars which, as already stated was approved in 2009. It is noted that no objections to the development have been forthcoming from this property, which is the largest of the four plots constructed within the overall site, whilst the rooflights facing towards the common boundary with Nilverton Avenue are off-set by over 11m from the boundary courtesy of House 2's rear and side garden. On balance, and like House 1, given that the offending windows are rooflights and are angled within the plane of the roof is considered to limit their residential amenity impacts and that a refusal of permission is not considered to be warranted.

In terms of the loss of House 2's garage it is noted that the property benefits from a substantial area of block paving, which is the in-curtilage parking space, whilst the kitchen windows are oriented so that there are no residential amenity impacts on the House 1. It is therefore considered that this alteration to the development is acceptable.

- Loss of trees

In terms of the loss of trees and on review of the previously submitted plans it is noted that three trees have been removed from the boundary with Nilverton Avenue, which is further to the three trees identified and accepted to be removed in what is now the rear garden area of House 2. Reviewing the location of the three trees along the boundary to Nilverton Avenue it is considered that two, if not all three, were near the physical footprint of House 1, thereby likely impacting on their ability to co-exist successfully with the approved and as built development.

Consideration has been given as to whether a scheme of tree replacement should be sought by way of mitigation. However, any replanting scheme would have a direct impact on the residents in Nilverton Avenue and given their northerly orientation would impact on the sunlight and daylight amenity in their rear garden areas. It is also noted that notwithstanding the objection from the owner of 51 Nilverton Avenue, none of the other residents in Nilverton Avenue have objected to the variation application.

Regarding the loss of the tree along the common boundary with 51 Nilverton Avenue, who objected to the loss of these trees, any replacement planting in the location of the site nearest to this property is also considered to be inappropriate given the limited garden area and proximity of House 1 to the common boundary, as such, this form of mitigation would not be successful or appropriate.

It is also noted that none of the trees were protected by a Tree Preservation Order, whilst the application site lies outside The Cedars Conservation Area and as such, were not protected by such a designation. Given that the development is now complete it is not considered appropriate to re-impose condition 9, rather the most appropriate route would be via the imposition of the Tree Preservation Order, which is a separate process and lies outside the consideration to this planning application.

To summarise, it is considered that on balance, the loss of the trees is accepted and that a replacement planting scheme is not being sought as it would directly impact on those residents in Nilverton Avenue who have not objected to their removal, whilst a replacement tree along the boundary to 51 Nilverton Avenue would not be realistic given the proximity of House 1 to that common boundary.

- Other conditions

In terms of the representations made in respect of the other conditions attached to the 14/01793/FUL permission, discharge of condition ref. 16/01302/DDI agreed and discharged all the relevant conditions. It is noted that House 2 has laid down AstroTurf instead of grass, whilst the two-agreed wood-crete bat boxes do not seem to be in situ within the projecting gable ends of both properties.

In so far as it relates to the AstroTurf and on review of the Extended Phase 1 and Protected Species Survey that supported approval 14/01793/FUL, it is noted that the habitat at the site at the time was generally considered to be of low ecological value. It is therefore not apparent that a significant reason exists to insist that the Applicant replaces these areas with grass, especially as in terms of its appearance the AstroTurf is very similar to that of grass.

In terms of the bat boxes and if Members are so minded a condition could be included that requires the bat boxes agreed via discharge of condition 7 via ref. 16/01302/DDI to be erected within two months of the approval of this variation.

Regarding the other conditions it is considered that condition no. 4 should be amended to ensure that obscure film and restrictors to the altered kitchen window and corresponding first floor window be maintained as such for the lifetime of the development, whilst conditions no. 5 & 6 removing permitted development rights for window openings and extensions should be carried into the variation permission, should Members be minded to approve. In terms of the other conditions, as these were imposed to ensure the development was constructed in accordance with the agreed details and given that it is now a complete development it is not considered that these should be carried forward into the variation.

## **Equality Act 2010 - 149 Public Sector Equality Duty**

During the detailed consideration of this application/ proposal an equality impact assessment has been undertaken which demonstrates that due regard has been given to the duties placed on the LPA's as required by the aforementioned Act.

As part of the assessment of the application/ proposal due regard has been given to the following relevant protected characteristics:

- age;
- disability;
- gender reassignment;

- pregnancy and maternity;
- race;
- religion or belief;
- sex;
- sexual orientation.

The LPA is committed to (a) eliminating discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

In addition, the LPA, in the assessment of this application/proposal has given due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. This approach involves (a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it; (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

The LPA has taken reasonable and proportionate steps to meet the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities, as part of this planning application/ proposal.

Due regard has been given to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves. Particular consideration has been given to the need to:

- (a) tackle prejudice, and
- (b) promote understanding.

Finally, the LPA recognise that compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

## **Conclusion**

For the reasons set out above, it is considered that the scheme does not result in significant adverse residential or visual amenity impacts to warrant a refusal. Through the imposition of a condition requiring the erection of the previously agreed to bat boxes and the re-imposition of conditions 5 and 6, which restrict permitted development rights, it is recommended that the application be approved in accordance with the draft conditions listed below.

## **RECOMMENDATION:**

Approve subject to the following conditions:

### **Conditions:**

1 The development hereby granted permission shall be carried out in full accordance with the following approved plans:

- Propose Site Plan, Drawing Number AL (90) 0200;

- Proposed Roof Plan, House Type One, Drawing Number AL (0) 0300;
- Proposed Elevations, House Type One, Drawing Number AL (0) 0010;
- Proposed Elevations, House Type One, Drawing Number AL (0) 0011;
- Proposed Floor Plans, House Type One, Drawing Number AL (0) 0100;
- Proposed Roof Plan, House Type Two, Drawing Number AL (0) 0350;
- Proposed Floor Plans, House Type Two, Drawing Number AL (0) 0200;
- Proposed Elevations, House Type Two, Drawing Number AL (0) 0020;
- Proposed Elevations, House Type Two, Drawing Number AL (0) 0021.

Reason:

To ensure that the completed development accords with the scheme approved and to comply with policy B2 of the adopted Unitary Development Plan.

2 The opaque window film and window restrictors applied to the two kitchen windows and first floor bedroom window, as detailed on the "Proposed Rear (South) Elevation House Type One" of the "Proposed Elevations, House Type One, Drawing Number AL (0) 0010", shall be maintained as such for the lifetime of the development.

Reason:

To ensure a satisfactory form of development and to protect the residential amenity of the adjacent residential properties and to comply with policy B2 of the UDP.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) (with or without modification), no additional windows or openings shall be inserted in the dwellings hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

To ensure a satisfactory form of development and to protect the residential amenity of the adjacent residential properties and to comply with policy B2 of the UDP.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) (with or without modification), no extensions or other development shall be undertaken to the dwellings hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

To ensure a satisfactory form of development and to protect the residential amenity of the adjacent residential properties and to comply with policy B2 of the UDP.

5 Within two months of the date of this approval, the bat boxes agreed via the discharge of condition 7 (ref. 16/01302/DDI) shall be erected on site and maintained as such thereafter.

Reason:

In the interests of nature conservation and to comply with policy CN18 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 Ref and Ward	Applicant and Address	Proposal	Date Valid	Determination Date
<b>18/00640/FUL</b>	Persimmon Homes Ltd.	96 dwellings with access from Burdon Road and associated open space, landscaping, infrastructure and earthworks.	20/09/2018	20/12/2018
<b>Doxford</b>	Burdon Lane Burdon Sunderland			
<b>19/00795/LBC</b>	Sunderland City Council	Removal of existing tile-clad dwarf walls and high level glazing to external elevation of former Textile Gallery and replacement with full height glazing to match rest of south elevation, together with various internal alterations.	02/05/2019	27/06/2019
<b>Hendon</b>	Museum And Art Gallery Mowbray Gardens Burdon Road Sunderland SR1 1PP			

Application Ref and Ward	Applicant and Address	Proposal	Date Valid	Determination Date
19/00794/LP3	Sunderland City Council	Removal of existing tile-clad dwarf walls and high level glazing to external elevation of former Textile Gallery and replacement with full height glazing to match rest of south elevation, together with new use of Textile Gallery as a Learning Zone.	02/05/2019	27/06/2019
Hendon	Museum And Art GalleryMowbray GardensBurdon RoadSunderlandSR1 1PP			
19/00608/FUL	YourLife Management Services Ltd	Demolition of existing canteen and food technology block, erection of a 58 unit extra care facility (Use Class C2) with associated car park and landscaping including removal of trees.	23/04/2019	23/07/2019
Hendon	Former Church High SchoolMowbray RoadSunderlandSR2 8HY			
18/01820/FUL	Persimmon Homes Durham	Construction of 227 dwellings with associated access, landscaping and infrastructure.	19/10/2018	18/01/2019
Hendon	Former Paper MillOcean RoadSunderland			

Application Ref and Ward	Applicant and Address	Proposal	Date Valid	Determination Date
18/01726/FUL	YMCA Wearside Ltd	Change of use from residential dwelling to HMO (retrospective).	27/09/2018	22/11/2018
Millfield	3 Evelyn Street Sunderland SR2 7NE			
19/00392/FUL	Jaspia Ltd	Demolition of existing university building and erection of 2no. buildings containing retail at ground floor, with 258no. student bed accommodation on upper floors.	08/05/2019	07/08/2019
Millfield	Forster Building Chester Road Sunderland SR1 3SB			
19/00632/MAW	European Metal Recycling Limited	Change of use of an additional area of yard for Scrap Metal storage and Processing. Construction of a Portal Frame building.	10/05/2019	09/08/2019
Pallion	Land Adjacent/EMR Scrapyard Europa Works Pallion New Road Sunderland SR4 6TG			



Application Ref and Ward	Applicant and Address	Proposal	Date Valid	Determination Date
17/02430/OU4	O&H Properties	Outline application for "Redevelopment of the site for residential use up to 700 dwellings, mixed use local centre (A1-A5, B1), primary school and community playing fields, associated open space and landscape, drainage and engineering works involving ground remodelling, highway infrastructure, pedestrian and vehicle means of access and associated works (all matters reserved). (Amended plans received 27 March 2019).	18/12/2017	19/03/2018
Pallion	Former Groves Cranes Site Woodbine Terrace Pallion Sunderland			
18/01844/FUL	North East Property Partnership Ltd	Demolition of existing buildings and erection of building for non-food retail use within Use Class A1, with associated car parking, servicing arrangements, storage and compound areas	17/10/2018	16/01/2019
St Annes	Former Dewhirst Factory Pennywell Industrial Estate Sunderland SR4 9EP			

Application Ref and Ward	Applicant and Address	Proposal	Date Valid	Determination Date
19/00006/OUT	Mr Phil Jeffries - CJ Taverns	Proposed new residential development consisting of 15 dwelling houses and 10 apartments with associated parking.	27/02/2019	29/05/2019
Silksworth	The LicenseeThe Hunters LodgeSilksworth LaneSunderlandSR3 1AQ			
18/01877/REM	Mr Paul Hunt	Reserved matters application relating to details of appearance, landscaping, layout and scale pursuant to outline approval 14/01461/OUT for the erection of 250no (c3) residential dwellings. AMENDED RED LINE AND PLANS.	18/01/2019	19/04/2019
Silksworth	Land AtSilksworth Lane/Silksworth RoadSilksworthSunderland			