





North Sunderland Sub-Committee

## SUPPLEMENT

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Number: S1

Application Number: 08/03346/FUL

**Proposal:** **Proposed 50 bedroom nursing home with ancillary accommodation & staff/ visitor parking.**

**Location:** **Land off Kingsway Road, Sunderland**

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Further to the main agenda report, consideration of residential amenity and a further assessment of design considerations have now been concluded and are considered acceptable.

### Residential Amenity

There are existing residential properties adjacent to the site to the north, east and south, whilst to the west the nearest residential properties are separated by an area of open space and Kingsway Road. It is considered that the orientation of the building layout ensures that in relation to guidance set out in Supplementary Planning Guidance Topic 2.7 and Residential Design Guide Section 10 C the existing residential amenity of the surrounding properties will not be detrimentally impacted.

However, amendments were required along a section of the northern elevation due to concerns regarding the interfacing distance between the properties in Kettering Square, particularly Numbers 16 – 28. Following discussions with the agent amendments have been received indicating that at the closest section of the northern elevation to the properties in Kettering Square a separation of only 20m will be achieved compared to a spacing of 23m which would normally be required.

However the oblique angled relationship between the existing properties and the northern elevation ensures that there is no direct interfacing relationship between windows. Moreover where the minimum of 20m is achieved (i.e. Bedrooms 0.15 and 1.16) the proposed windows are angled prohibiting direct overlooking, thereby satisfactorily mitigating the spacing distance. Furthermore, the existing properties in Kettering Square are 1m higher than the proposed nursing home and as such the proposal will not unduly impact in terms of overlooking of the dwellings.

In respect to the properties to the east of the proposed nursing home the spacing relationship is generally similar to the previous approval on the site, Ref: 06/04922/FUL. However, there is an element where the proposed development is closer than previously approved. The spacing from the proposed development to the side boundary of 23 to 32 Kenchester Road has been reduced from 10m to 8m. Notwithstanding this reduction this element of the proposal is still considered acceptable as the existing properties have their blank gables walls facing this proposed elevation. Furthermore, in other instances along this proposed eastern elevation the spacing has actually increased, further reducing the impact from the development.

The properties within Ravenswood Road, along the southern boundary, will not be detrimentally impacted by the proposal because at the south-western apex an interfacing spacing of 21m will exist, thereby satisfying the above spacing standard.

As the design of the building creates an 'F' shaped layout there are two off-shots which are angled toward each other. These two off-shots accommodate bedrooms which overlook a proposed resident's garden. Although the elevations are close, (e.g. 10m between two of the nearest corners), it is considered that as they are angled and overlook the resident's garden the proposed privacy amenity and outlook are satisfactory to enable this form of development.

In light of the above it is considered that the proposed nursing home will have no significant impact on the amenities of the adjacent residents in terms of overlooking, overshadowing or loss of privacy and accords with UDP policy B2.

### Design Considerations

As stated in the Agenda report the proposed scale and massing of the block is considered acceptable in design terms and reflects the domestic scale of the surrounding residential neighbourhood. However due to the spacing issue between the proposed development and the properties in Kettering Square, amendments have been received which have altered the window openings of Bedrooms, 0.15, 0.17, 0.19, 1.16, 1.18 and 1.20 from a flat design to an angled design. This is considered to be a minor alteration which does not upset the architectural integrity of the building as a whole.

It is considered that the proposed care home will have no significant design impacts as it reflects the scale of the surrounding residential properties and is in accord with UDP policies B1 and B2.

### Rights of Way

There are issues relating to land ownership as a consequence of the agent serving a Certificate B on the City Council's Property Services department. Furthermore, there are ongoing discussions to clarify the extent of established rights of way across the development site. However, it is envisaged that these issues will be clarified in order to make a recommendation for approval on the Supplement Report.

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

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Number:	S2
Application Number:	08/03430/LAP
<b>Proposal:</b>	<b>The artwork named ‘C’ is a polished granite monolithic work to mark the end of the C2C cycle route positioned in direct alignment with the stars and to frame the view of Sunderland lighthouse.</b>
<b>Location:</b>	<b>Land Adjacent to Adventure Sunderland Watersports Centre, Marine Walk, Sunderland.</b>

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Following the preparation of the main agenda the siting, scale and design of the artwork as well as its impact on the character of the Conservation Area have been given further consideration and are detailed below.

#### Principle

The policies considered to be relevant to the current proposal are B2 and B20 of the Unitary Development Plan. Policy B2 is concerned with the scale, massing, layout and setting of new developments, and seeks to ensure that new developments should respect and enhance the best qualities of the locality.

UDP policy B20 states that art has an important role to play in enhancing the built environment and makes specific reference to the role of art in Conservation Areas and recreational routes. Public art can be used to brighten and enliven the environment, aiding the process of urban regeneration by enhancing the City’s attractions.

The artwork subject of this application has been developed following close working relations between Planning Policy and Community and Cultural Services. The proposal forms part of a wider scheme involving artwork features and associated improvement works beginning at Wearmouth Bridge (Second Sun granted consent at the October meeting ref: 08/03431/LAP) and following the Coast to Coast (C2C) and Walney to Wear (W2W) cycleway eastwards to Roker seafront.

The scheme aims to radically improve the environment for cyclists and visitors alike, whilst also assisting in achieving one of the seven key action points highlighted in a report by the Environment and Community Review Committee, April 2005. As such the proposal is considered to accord with policies B2 and B20 of the UDP.

#### Siting, Scale and Design

Public art and gateway features can contribute to an area and resonate with a site and its context.

Sunderland’s seafront comprising the resorts of Roker and Seaburn, is an important cultural, historic, recreational, environmental and commercial resource for the City. In an attempt to identify

the issues facing the seafront today and explore options for its regeneration the Seafront Project Group has been set up to establish a way forward for the Seafront at Roker and Seaburn.

The area subject of this application, Marine Walk, is at the end of the Coast to Coast route, which is completed by between 12,000 – 15,000 cyclists each year. Despite the popularity of the event there is currently no visual feature or sign to mark the end of the route, as can be found at the start of the route in Whitehaven. Therefore the proposed artwork is considered to be a much needed end point to the C2C cycle route, and will give Marine Walk the focal point it currently lacks. Whilst the artwork will not only enhance Marine Walk visually, it will also create a positive image of both the seafront and the City as a whole.

The proposed artwork is to be constructed from a high quality durable material (granite), which is considered to be in keeping with the marine environment. It is hoped that in the longer term further landscape improvements will be made to the immediate area which will further enhance the structure and ensure that it is fully integrated into the public realm.

### Conservation

The artwork lies within the boundary of the extended Roker Conservation Area (2007). The artwork has been sited so as to frame the Grade II listed lighthouse and in doing so draws attention to this impressive structure. The proposal is considered to accord with policy B6 of the UDP which, states that the Council will seek to preserve and enhance the character or appearance of Conservation Areas by promoting environmental improvements and enhancement programmes. In addition, the proposed artwork also adheres to management objective 6 of the Roker Conservation Character Appraisal and Management Strategy, which states that the Council will seek to secure high quality, co-ordinated environmental improvements in all development proposals for Marine Walk.

The artwork, which references St Bede's exploration in calculating the motions of the planets, forms part of a wider artwork trail connecting St Peter's candidate World Heritage Site to the seafront. This approach is in keeping with objective 4 of the Wearmouth-Jarrow Landscape Vision public realm strategy (2008) to develop on cultural and historical links between the two areas. The proposal is therefore considered to be in keeping with the strategy's recommendation that public art should be integrated within the streetscape and the scholarly tradition of Bede highlighted along the route.

In conclusion the proposal is supported in both urban design and conservation terms and accords with the objectives of the Seafront Project Group.

### Highways

Policy T17 (Environmental Improvements) of the UDP is considered to be relevant to this proposal. The policy states that measures to secure environmental improvements and reduce the harmful effects of traffic congestion will be devised and implemented within conservation areas and other environmentally sensitive localities.

The proposed artwork is shown to be adjacent, but not within, the adopted highway. However, if the

foundations or any other works affect the adopted highway, contact must be made with the Council's Highways' Maintenance section. An informative will be imposed on any grant of consent to this effect. As such, the proposal is considered to be in accordance with policy T17 of the UDP.

### Archaeology

To date no formal response has been received from the County Archaeologist. However, should observations be received prior to the Committee meeting then these will be set out in a report for circulation.

### Representation

One letter of representation has been received to date, however the final date for the receipt of representation is not until 28<sup>th</sup> November 2008.

The representation received to date is not an objection to the proposal but does raise the following issue:-

- The cyclists participating in the C2C route frequently use the Lifeboat ramp to gain access to the beach and sea. This point is also where photographs are taken. Cyclists can often be seen to be cycling up and down the route looking for the 'end'. The monolith is currently proposed to be erected 80 yards north of the end, in an area never visited by cyclists.

Following discussions with the applicant regarding the above issue it was clarified that the reason for the siting of the artwork in this location was due to concerns raised at the pre-planning consultation stage by the RNLI that if the artwork was to be erected within close proximity to the ramp then there may be the possibility of cyclists causing congestion on the lifeboat ramp, which could hinder their access should an incident occur. The applicant also stated that the artwork in this location would underpin further regeneration of the Seafront area.

The above justification was presented to the individual who made the representation and the explanation was accepted with no further issues raised.

### Conclusion

The artwork is considered to be appropriate by way of its siting, size and design, providing an end point and environmental improvement to the C2C route. The design of the proposal is considered to be sympathetic to the character and appearance of the Roker Conservation Area and as such will not have any adverse impact on the surrounding historic environment.

The period for the receipt of representations does not expire until 28<sup>th</sup> November. Members are therefore advised to be minded to grant consent in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 subject to no further representations being received by 28<sup>th</sup> November and subject to the conditions set out below.

**RECOMMENDATION: Members be MINDED TO GRANT CONSENT subject to no new objections being received by 28<sup>th</sup> November and subject to the following 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, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a reasonable period of time.
2. Before the development hereby approved is commenced the details of the colour finishes of the proposal shall be submitted to and approved in writing by the Local Planning Authority and the scheme shall then be implemented in complete accordance with the approved details, in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.