

29/11/2022

Mr G Simmonette
Planning Department
South Tyneside Council
Town Hall and Civic Offices
Westoe Road
South Shields
NE33 2RL

Dear Garry,

In response to the consultation comments you have passed on please see our response detailed below.

Proposed Development Description

The application was submitted and registered with the following description:

"Change of use and redevelopment of the former Buzzer's Bar and Social Club and Institute (use class sui generis) to 11 self-contained residential apartments (use class C3/C4) and 16 HMO apartments (Sui generis). External works to include new windows, cedar timber panels, walls and railings to cycle and bin storage area and new canopy"

We note that this description does not give reference to the proposed additional floor and does not provide clarity on the split of the proposed HMO units and therefore we would request the description is amended to the following:

"Change of use and redevelopment of the former Buzzer's Bar and Social Club and Institute (use class sui generis) to 11 self-contained residential apartments (use class C3/C4) and 2x 8-bedroom HMO apartments (Sui generis) with proposed construction of an additional second floor level and exterior stairwell. External works to include new windows, cedar timber panels, walls and railings to cycle and bin storage area and new canopy"

Please see attached amended application form to accompany this.

Car Parking

In terms of car parking the Parking standards supplementary planning document sets out that for 6x 1-bedroom apartments, 5x 2-bedroom apartments and 2x 8-bedroom HMOs a total of 8 car parking spaces is required. The development is in a highly sustainable location with bus stops and a metro stop in close proximity and a wide range of services and facilities within walking distance. Furthermore, the property previously comprised of a social club which utilised existing on-street parking and a significant area to the rear of the property which is capable of accommodating 20-30 cars and we would consider this could potentially be utilised and would be sufficient for the proposed apartments. As set out below there is also significant cycle spaces proposed as part of the development.

Cycle Parking

Please see attached updated plans to show 28 cycle spaces as requested.

- Buzzers PROPOSED & LOCATION PL130rev A
- Buzzers proposed BASEMENT PL115 rev B

Refuse collection/servicing

In regard to the proposed bin storage area the plans currently show an area measuring 15sqm for bin storage. A started wheelie bin measures at 0.48sqm and a larger wheelie bin measures at 1.5sqm. It is therefore considered that sufficient refuse storage for 27 flats/apartments has been provided within the proposed development. In terms of refuse collection, it should be noted that there are existing bin storage areas in this area and therefore refuse servicing is already confirmed as acceptable. Further to this the applicant is willing to work with the council to restrict parking adjacent to the proposed bin storage area through the installation of a keep clear sign under a traffic road order if necessary.

Anti-Social Behaviour/Target Audience

The target audience for the proposed flats/apartments is working professionals such as hospital staff and contractors in the surrounding area. All occupants will be referenced with employment and credit searches and managed by a full lettings and management agency to avoid anti-social behaviour which is commonly associated with HMO properties.

The applicant has previously developed numerous properties of that proposed in this instance which have been designed to a high standard to reflect the intended target audience. Examples of these can be seen at Appendix 1.

Internal Layout

As mentioned above the occupants of the proposed development will be carefully monitored to avoid anti-social behaviour and therefore it is considered that the proximity of the self-contained residential apartments and HMO apartments will not be an issue.

Management

In regard to the management of the property the applicant has appointed a management agent called "My Property Box" to manage the property. Please see the below link for further information on the management agent.

<https://www.mypropertybox.co.uk/>

Further to this the applicant proposes to install internal and external CCTV.

Affordable Housing Provision

The proposed development is for 11 self-contained residential apartments and 2 8-bedroom HMO apartments which results in 13 apartments overall. Policy SC4 states that there is a minimum requirement of 25% of dwellings to be affordable on developments of 15 dwellings or more. Given that the proposed development only comprises of 13 apartments there is no affordable housing requirements in this instance. It should however be noted that, as set out in the submitted affordable housing statement, all the proposed apartments will be affordable by nature to reflect the local needs.

Habitat Regulations Assessment

In regard to Habitat Regulations Assessment and any possible planning obligations are the council able to advise on what financial contribution would be required?

Shadow Paths

Please see attached shadow paths across seasons and taken 4 times during a typical day

- Buzzers proposed shadow paths 221122

Separation distances

Please see attached ariel images demonstration separation distances between the development site and existing surrounding buildings

- Buzzers aerial photo 221122

Yours sincerely



Charly Wilson

Planner

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