



Planning Statement for the proposed change of use and redevelopment of the former Buzzer's Bar and Social Club and Institute (use class sui generis) to 6 self-contained residential apartments (use class C3/C4) and 2x 8-bedroom HMO apartments (Sui generis) with proposed construction of an exterior stairwell. External works to include new windows, cedar timber panels, walls and railings to cycle and bin storage area and new canopy at Former Buzzers Bar Victoria Road South Shields NE33 4NL.

On behalf of Beaumont and Partners 007 Ltd

March 2023

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Rev	Date	Author	Reviewed	Approved
1	13/05/2022	Hannah Chapman	Stephen Litherland	30/05/2022
2	02/03/2023	Charly Wilson	Stephen Litherland	09/03/2023

1.0 Introduction

- 1.1 Origin Planning Services (formally Hedley Planning Services Yorkshire Ltd) (the ‘Agent’) submitted a detailed planning application on behalf of Beaumont and Partners Ltd (the ‘Applicant’) for the proposed 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 at Former Buzzers Bar Victoria Road South Shields NE33 4NL on the 31st May 2022 (application ref: ST/0501/22/FUL).
- 1.2 This revised planning statement has been prepared to reflect changes to the proposal which now constitutes the proposed change of use and redevelopment of the former Buzzer's Bar and Social Club and Institute (use class sui generis) to 6 self-contained residential apartments (use class C3/C4) and 2x 8-bedroom HMO apartments (Sui generis) with proposed construction of an exterior stairwell. External works to include new windows, cedar timber panels, walls and railings to cycle and bin storage area and new canopy.
- 1.3 This document provides an assessment of the planning policy context and assesses the planning balance. This document should be read in conjunction with other validation documents and plans, outlined in the list below. The purpose of this statement is to support the proposal by setting out the context of the proposed development; outlining the policy framework relevant to the consideration of the planning application; and considering those matters relevant to land use planning and material to the consideration and determination of the subject planning application.
- 1.4 In support of this application are a suite of supporting documents, which comprises the following:

Validation Report	Author	Date
Full Package of Detailed Drawings	Vaughan Architecture	May 2022 Amended March 2023
Design Statement	Vaughan Architecture	May 2022
Planning Statement	Origin Planning Services	May 2022 Amended March 2023

- 1.5 This Statement will set out the context of the weighted planning balance by considering the Development Plan and any material considerations which are relevant to this determination.

2.0 Site Context

- 2.1 The proposed development site comprises the redevelopment of the former Buzzer's Social Club which is a detached former sports club arranged over ground and first floor measuring 629.8 sqm with basement stores 81.6sqm to provide residential units. The existing building is located on the junction of Victoria Road and Imeary Street. The proposed development occupies a prominent, highly visible location which benefits from road frontage to all sides of the building with existing on street parking to the southern elevation.
- 2.2 The proposed development site is located in an area largely characterised by residential development with existing residential development bounding the site to the north, east and south with a number of services and facilities located within close walking distance of the site. The range of services and facilities include KFC, Iceland Foods and Aldi Foodstore, barbers, hairdressers, St Bede's RC Church, GP Surgery and Mowbray Park. In addition, there is Westoe Crown Primary School and Community Centre approx. 10 min (0.5 miles) walk from the development site.
- 2.3 There are bus stops located directly to the south and east of the development site which provides links to other areas of South Shield's, Sunderland, Hebburn, Biddick Hall and Durham.
- 2.4 In terms of surrounding area, South Shields beach front is approx. 1.3 miles from the development site offering a range of tourist attractions in form of Ocean Beach Pleasure Park, Bents Exhibition Park and a range of cafes/restaurants. In addition, south of the site is Chichester Metro station which is approx. 0.4 miles from the site.

Planning History

- 2.5 In regard to planning history the following sets out previous applications submitted regarding the site:
 - 2.5.1 ST/5010/84/AD – South Shields Labour & Social Club, Victoria Road, South Shields, Tyne and Wear, NE33 4NL – Display of illuminated projecting box sign 4m x 600mm – Grant Permission (04/01/1984)
 - 2.5.2 ST/1540/07/FUL – South Shields Labour & Social Club, Victoria Road, South Shields, Tyne and Wear, NE33 4NL – Proposed construction of smoking shelter and alterations to existing female toilets to create lobby and disabled toilets to side elevation - Withdrawn (25/06/2007)
 - 2.5.3 ST/2371/07/FUL – South Shields Labour & Social Club, Victoria Road, South Shields, Tyne and Wear, NE33 4NL – Retrospective application for the erection of smoking shelter and alterations to existing female toilets to create lobby and disabled toilets to side elevation. Re-submission of previously withdrawn planning application Ref ST/1540/07/FUL – Grant Permission (17/09/2007)

3.0 Proposed Development

- 3.1 Within the original submission the proposed development comprised the 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.
- 3.2 Following amendments made in response to consultee comments the proposed additional floor by way of roof extension has been removed and the exterior stairwell, bin storage area and canopy have been re-positioned.
- 3.3 The proposed development now comprises the change of use and redevelopment of the former Buzzer's Bar and Social Club and Institute (use class sui generis) to 6 self-contained residential apartments (use class C3/C4) and 2x 8-bedroom HMO apartments (Sui generis) with proposed construction of an exterior stairwell. External works to include new windows, cedar timber panels, walls and railings to cycle and bin storage area and new canopy. The apartments/HMO units will now be set out over the two storeys and the split is set out below:
- 3.4 The proposed ground floor apartment schedule is as follows:
- 1x 8-bedroom HMO
 - 2x 1-bedroom apartment
 - 1x 2-bedroom apartment
- 3.5 The proposed first floor apartment schedule is as follows:
- 1x 8-bedroom HMO
 - 2x 1-bedroom apartment
 - 1x 2-bedroom apartment
- 3.6 The proposed development will therefore create 6 self-contained apartments comprising a mix of 1 and 2 bed sizes, 16 1 bed units split into two separate HMO apartments arranged to benefit from shared dining, living and kitchen facilities. For clarity the HMO apartments will be split into two self-contained units.
- 3.7 In terms of external appearance, it is proposed that the existing white render finish will be repaired, painted and refurbished and all existing windows are proposed to be replaced with metal clad surround and cedar timber infill panels to modernise the building and provide an improved and refurbished finish to the property. The proposed developed will also include new external masonry walls and railings for the proposed bin store and southern entrance area.
- 3.8 The proposed development will also benefit from parking associated with the former Buzzer's Social Club and these spaces are proposed to be reserved for the proposed residential

apartments. In addition, the proposed development will also comprise of safe and secure cycle storage to the east and west of the proposed development property.

3.9 The proposed development will also include photovoltaics solar panels on south facing section of the roof.

3.10 Please see submitted plans, elevations and Design Statement for future detail of the proposed development.

4.0 Planning Policy Context

Development Plan

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004, is relevant in determining planning applications and states that:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

- 4.2 The above legal requirement is also reiterated within the National Planning Policy Framework (2021). This section therefore examines the policies contained within the “Development Plan” which comprises the following:

Core Strategy (2007)

- 4.3 The following policies are considered to be of relevance to this application:

- Policy ST2 - Sustainable Urban Living;
- Policy A1 - Improving Accessibility;
- Policy E1 - Delivering Economic Growth and Prosperity;
- Policy SC1 - Creating Sustainable Urban Areas;
- Policy SC3 - Sustainable Housing Provision;
- Policy SC4 - Housing Needs, Mix and Affordability; and
- Policy EA1 - Local Character and Distinctiveness.

Development Management Policies (2011)

- 4.4 The following policies are considered to be of relevance to this application:

- Policy DM1- Management of Development; and
- Policy DM4 - Intensive Housing Uses.

Site Specific Allocations (April 2012)

- 4.5 The following policies are considered to be of relevance to this application:

- Policy SA8 – Living in South Tyneside – Housing Regeneration

Supplementary Planning Documents (SPDs)

- 4.6 Also, of relevance to this development proposal are the following SPD's:

- Sustainable Construction & Development SPD;
- Affordable Housing SPD; and
- Parking Standards SPD.

National Planning Policy Framework (2021) (NPPF), National Planning Policy Guidance and Other Material Considerations

- 4.7 The NPPF was published in July 2021 and provides the national planning guidance against which this application will be determined and is a material consideration in the determination of this application. The NPPF is the most significant of material considerations and significant weight is given to this policy document.
- 4.8 The NPPF provides direction for decision making in planning applications stating that the both plans and decisions should apply a presumption in favour of sustainable development, meaning for decision makers (paragraph 11):

- *approving development proposals that accord with an up-to-date development plan without delay; or*
- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

The Presumption in Favour of Sustainable Development

- 4.9 The NPPF at paragraph 10 reaffirms the presumption in favour of sustainable development, reaffirming the three overarching objectives as follows (paragraph 8):
- a) ***an economic objective*** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.10 These three objectives are considered to be interdependent and are to be pursued in mutually supportive ways to secure net gains across each of the objectives. We consider that the proposed development represents a sustainable development and accords with paragraph 8 of the NPPF in the following ways:

An Economic Objective

- 4.11 There are a range of economic benefits associated with housebuilding in terms of the housebuilding industry itself which will bring direct economic benefits to the area through job creation and training opportunities for locals during the construction phase of development and secondary jobs created through the increased expenditure as a result of an increased population in the area.
- 4.12 Residential development in this location will also make an important contribution to the housing need within South Tyneside and will help to provide a diversification of housing offer/tenure within this locality.
- 4.13 The proposed change of use and subsequent redevelopment of the building would ensure the long-term use of a vacant building and would in turn provide additional footfall/expenditure within the local area, supporting existing local businesses.
- 4.14 There will also be additional financial benefits to the Council through the New Homes Bonus payments and increase Council tax receipts.

A Social Objective

- 4.15 The site is within close proximity to a number of services such as KFC, Iceland, Aldi, The Maltings Pub and The Gym Group which would benefit from the additional dwellings in the area in terms of additional footfall/expenditure, helping to retain existing shops and services.
- 4.16 The provision of new quality housing in this location will provide an important contribution to the local housing market ensuring an adequate supply of housing and ensuring a range of tenures to meet differing housing needs.

4.17 Finally, the proposed development is for the change of use of an existing vacant building which occupies quite a prominent position on the corner of Victoria Road and the redevelopment of this site would improve the street scene at this location and create an attractive new development at this location, thus improving the street scene and natural surveillance at this location.

An Environmental Objective

4.18 In addition to the range of services and facilities listed in paragraph 2.2, the proposed development site is located in a highly sustainable location with bus stops located directly outside the proposed development site (approx. 0.08km walk) and Chichester Metro Station located south west of the site (approx. 0.6km away) offering links to South Shields, South Gosforth and St James via Whitley Bay.

4.19 As previously stated, the proposed development comprises a change of use from social club (use class Sui Generis) to residential/HMO which in turn would bring a vacant, disused building back into use preventing this from becoming an eyesore/vulnerable to vandalism, providing environmental benefits.

4.20 It is also recognised that environmental sustainability is also applicable to the construction and design of the development itself. Therefore, sustainable construction will be adhered to ensure that the proposed apartments/HMO will be built to the most recent building regulations which have high requirements in terms of intrinsic sustainability. The proposed development will also include photovoltaics solar panels on south facing section of the roof providing a new sustainable energy source for the development.

Delivering a Sufficient Supply of Homes

4.21 Section 5, paragraph 60 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Making Effective use of land

4.22 Paragraph 117 states that planning policies and decisions should promote an effective use of land in meeting the needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

Achieving well-designed places

4.23 Section 12, paragraph 124 establishes that good design is a key aspect of sustainable development. Paragraph 127 guides decision makers to ensure proposal for new development are encouraged as follows:

- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public open space) and support local facilities and transport network; and*
- f) Create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Conserving and enhancing the natural environment

4.24 Section 15, paragraph 170, states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*

- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

Planning Practice Guidance (PPG)

- 4.25 The updated national Planning Practice Guide (PPG) supports the NPPF and provides guidance on its interpretation.

5.0 Planning Assessment

Principle of Development

- 5.1 The NPPF supports, in paragraph 60, the Government's objective of significantly boosting the supply of homes and the importance of providing sufficient amount and variety of land can come forward where it is needed. Moreover, paragraph 119 of the NPPF, states that planning policies and decisions should promote the effective use of land in meeting the need for homes and should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-development or 'brownfield' land.
- 5.2 Policy SC1 states that to deliver sustainable communities, development proposals will be focused and promoted within the built-up areas, in accordance with the spatial strategy for South Tyneside and Regional Spatial Strategy's sequential approach to development (RSS Policy 3), where they:
- A. *create a strong sense of place by strengthening the distinctive historic and cultural qualities and townscape of our towns and villages, and promote high quality design;*
 - B. *revitalise our town centres and other main shopping centres;*
 - C. *maintain and improve the provision of accessible basic local services and community facilities, whilst focusing high trip-generating uses within our town centres;*
 - D. *restore links between the River Tyne and the town centres and residential areas within the Tyne riverside regeneration corridor.*
- 5.3 Policy SC3 of the CS states that sustainable residential communities will be created and promoted by:
- A. *renovating and improving the Borough's existing housing stock where sustainable and viable to do so, and enhancing the surrounding residential environment, to meet local housing market needs, particularly in the northern riverside parts of South Shields;*
 - B. *considering options, in consultation with local communities, for demolition and redevelopment schemes in areas of low demand or where the stock does not meet and is not capable of meeting local housing market needs, such as in the Cleadon Park and Hebburn town centre areas; and*
 - C. *managing the phased release of land for new housing development consistent with:*
 - i) *the spatial strategy and regeneration priorities for South Tyneside, restricting any housing development to within the extent of the existing built-up urban area;*
 - ii) *the sequential approach to housing development in PPS3;*
 - iii) *the prioritisation and assessment of suitability and availability of sites within the Council's urban capacity study; and*
 - iv) *the Borough's indicative Regional Spatial Strategy allocations for net additional new dwellings.*

- 5.4 The proposed redevelopment of the former social club (Sui Generis) to provide a mix of HMO and residential apartments would renovate and redevelop a current vacant building within South Shields to provide an important mix of housing offer in a highly sustainable location, helping to ensure that local housing market needs are met, in full accordance with policy SC3.
- 5.5 Policy SC4 states that a range and choice of good quality, energy-efficient and affordable homes will be provided for all. Development proposals will be assessed according to how well they meet the identified needs and aspirations of the Borough's individual Housing Market Areas by creating a more balanced mix of tenure and housing types. For South Shields urban area the focus is to be 2-bed starter and 3 and 4-bed family/executive homes; detached, semi-detached and terraced houses, bungalows and upper-floor flats; for owner-occupation and social-renting.
- 5.6 The proposed development would be utilising a vacant building which if not redeveloped would be a risk of falling into disrepair to provide a mix of new residential apartments and HMO development which could be for owner occupation/social rented to help provide a range and choice of good quality affordable homes to ensure the housing needs of the Borough are met which will also include provision of photovoltaics solar panels on south facing section of the roof to create good quality, energy-efficient housing in a suitable location, in accordance with policy SC4.
- 5.7 Policy DM1 of the Development Management Policies document states that in determining all applications the Council will ensure that, where relevant *'the development, including new buildings, extensions and alterations to existing buildings, is designed to convey sensitive consideration of its surroundings, and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing and the development is acceptable in relation to any impact on residential amenity'*.
- 5.8 The proposed development comprises the redevelopment of an existing vacant building to create new HMO/residential apartment development at this location. The proposed redevelopment has been designed to ensure that it is sensitive of its surroundings ensure the residential amenity of proposed new residents and that of existing residents residing in neighbouring existing residential development. Moreover, we consider that the proposed scale and proportions, alignment, form, use of materials and architectural detailing have been designed and carefully considered to ensure that the existing local character has been retained and, in this case, significantly improved in full accordance with policy DM1.
- 5.9 Policy DM4 of the DMP document states that the Council will manage the provision of guest and boarding houses, hostels and larger houses in multiple occupation by ensuring that proposals:
- A. *do not adversely impact on residential amenity and the character and nature of the locality, particularly in areas of predominantly single household family housing;*
 - B. *do not adversely impact upon existing traffic and parking conditions in the area; and*

C. provide sufficient space for the storage of refuse containers within the property boundaries.

- 5.10 We consider that the proposed development would not adversely impact on the residential amenity and character of the locality as this area as it is largely characterised by existing residential development at present, comprising a mix of terraced properties and flats, therefore, the redevelopment of this property to provide new HMO/residential apartments will complement existing built form and improve on the character and visual appearance of this locality, in accordance with DM4.
- 5.11 As stated previously, the surrounding area comprises a mix of residential offer/tenure to meet differing housing needs and the proposed redevelopment of this building will provide additional housing offer at a highly sustainable location, helping to meeting local housing needs, in accordance with local and national planning policy.
- 5.12 The site currently comprises from on street parking which was utilised as part of the former Buzzers social club and following comments from highways it is now being proposed that the available spaces will be subject to traffic road order to ensure that the HMOs and apartments have access to these on street parking spaces. In addition, the proposed development includes provision of new secure cycle storage area to ensure the development would not adversely impact on traffic and parking conditions in the area, in accordance with policy DM4.
- 5.13 Finally, the proposed development includes for secure storage of refuse containers (3x 1100 litre trade waste bins) which have been re-located to the west of the property at Side Street, to aid the collection of waste as requested by highways. A swept path analysis has also been prepared which confirms the suitability of this arrangement, in accordance with policy DM4.
- 5.14 Policy SA8 of the Site Specific Allocations document states that the Council will promote the provision of a sustainable mix and choice of housing in South Tyneside that meets the needs of everyone. Improvements to the quality of residential areas in the borough will be encouraged, including proposals for the restoration of existing properties, bringing upper floors of premises back into viable use, and the reclamation and regeneration of disused sites.
- 5.15 The proposed development would include the redevelopment and restoration of an existing vacant property allowing this to be brought back into viable use, providing in a highly sustainable and urban location new high quality HMO and residential apartments which will help to create a mix and choice of housing to meet the needs of everyone in the Borough.
- 5.16 Following concerns from the police Origin Planning, the applicant and police liaison officer had a meeting on the 8th of February in which we discussed the management of the property and overcame any concerns raised.
- 5.17 To provide further clarity on the matters discussed it was explained that the target audience for the proposed flats/apartments is working professionals such as hospital staff and contractors in the surrounding area. All occupants have to go through referencing and a tenant

application which requires they be in full time employment, have rights to rent in the UK and can provide comprehensive employment and previous landlord references which we chase up on the phone and in written proof prior to any tenancy being granted. We clean the HMO's thoroughly twice a month to keep on top of conditions and any maintenance, additionally we go through quarterly inspections checking the whole property top to bottom to ensure the tenants are looking after the property as well as addressing any maintenance issues.

- 5.18 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. Further to this, 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/>

- 5.19 It should be noted there will also be internal and external CCTV installed.
- 5.20 Further to concerns raised by the police liaison officer the proposed development has also been amended to give consideration to noise levels within the property in regard to the communal space within the HMO's and how this could impact the adjoining residential apartments. As shown on the updated plans the main party wall between the HMO's and apartments is proposed to be double layer sound blocked and mineral wool insulation.
- 5.21 Overall, it is considered that the change of use to introduce a range of apartments and HMO properties will help diversify the housing offer at this location whilst ensuring there are no adverse impacts on the surrounding area and ensuring the property will be managed to the highest standard and therefore accords with local and national policy. It is also considered that the updates to the proposed development have addressed the comments/concerns which were raised by a number of consultees.

Scale, Layout and Design

- 5.22 Chapter 12 of the NPPF is concerned with ‘Achieving well-designed places’, stating in paragraph 124 that the ‘*Creation of high quality buildings and places is fundamental to what planning and development process should achieve. Good design is a key aspect of sustainable development creates better places in which to live and work and helps to make development acceptable to communities*’.
- 5.23 Policy EA1 states that to conserve the best qualities of South Tyneside's built and natural environment the Council will improve the distinctive urban characters of South Shields.
- 5.24 Policy ST2 of the Core Strategy states that high quality in sustainable urban living will be promoted by ensuring that:

- A. *highest standard of urban design are promoted so that buildings and their settings make a positive contribution to the local area;*
- B. *the use of environmentally sound and energy efficient construction materials and operational techniques are achieved and that developers work towards low carbon and zero carbon standards;*
- C. *on-site generation of renewable energy is maximised, with a target of 10% of each scheme's energy requirements;*
- D. *use is made of 'sustainable urban drainage systems' and water conservation features including 'grey water recycling' and other technologies wherever possible;*
- E. *priority is given to alternative modes of transport to the private car, and access by:*
 - i. *requiring travel plans for developments which would have significant transport implications;*
 - ii. *enhancing electronic communication infrastructure;*
- F. *the need to design out crime and eliminate the fear of crime has been addressed;*
- G. *buildings and their settings are designed to be flexible, enabling them to adapt to future needs and to take into account the needs of all users; and*
- H. *all new development is encouraged to incorporate biodiversity and geological features at the design stage.*

5.25 We consider that the proposed redevelopment of this site which has been designed to the highest standard to ensure that a new high-quality development is created at this location to ensure that the proposed development will make a positive and significant improvement to the character at this location. In addition, all HMO and residential apartments have been designed to ensure adequate living space for all new potential residents.

5.26 In terms of external changes to the existing property the proposed development would include the construction of an exterior stair core to the west and safe and secure cycle storage to the east all of which will improve the functionality of the building and ensure a high quality standard of living for any future residents.

5.27 Through amendments to the proposed development the proposed additional second floor has been removed. It is considered that this won't impact the standard of the design or adversely impact the surrounding area.

5.28 Finally, the external finishes and overall appearance of the building has been discussed in section three of this statement and are clearly shown in the submitted plans and proposed model massing which provides 3D modelling of the proposed development from various angles/junctions. Please see submitted plans for further detail.

5.29 To conclude, we consider that the scale, layout and design of the proposed development is of the highest standard to ensure that the scheme will positively enhance the local area and will provide high quality properties which meet the needs and aspirations of local people and those who may wish to move into the area and would therefore accord with local and national planning policy.

Highways and Access

- 5.30 Paragraph 109 of the NPPF states that *‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe’.*
- 5.31 As set out in section 3 of this statement the removal of the proposed second floor reduces the number of apartments proposed from 11 to 6. The Parking standards supplementary planning document sets out that for 6x apartments and 2x 8-bedroom HMOs a total of 18 car parking spaces and 26 cycle spaces required.
- 5.32 As shown on the submitted plans there have been 18 cycle spaces proposed which was confirmed as acceptable in the highways response dated the 24th of January.
- 5.33 In regard to car parking spaces, as aforementioned the available on street parking spaces are now proposed to be subject to a traffic road order to ensure the HMO’s and apartments have access to these spaces.
- 5.34 Further to highways concerns a technical note has been prepared by TPS Transport Consultants Ltd which comprises an assessment of car parking requirements, swept path analysis for refuse servicing and identification of available parking spaces that could be utilised.
- 5.35 The note sets out that the likely parking requirement would be 3 spaces for the self-contained apartments and 4 spaces for the HMO units. The note goes on to provide justification of the sites sustainable location and how this can be taken into account with parking requirements. Further to this, we consider that due consideration should be given the HMO element of the development proposal where expected car ownership would be anticipated to be low.
- 5.36 In regard to the swept path analysis the note confirms that suitable access for servicing can be achieved and 8 parking spaces can be provided by way of a traffic road order which is sufficient to accommodate the proposed development as per the parking requirements calculated.
- 5.37 Overall we consider the proposed car and cycle parking to be associated with the prospered is sufficient to meet the needs of future occupants of the development and given the anticipated low car generation associated with the change of use we can conclude that it is considered that there is no material highways or traffic reason why planning permission should not be granted.

6.0 Summary

- 6.1 This planning application seeks planning permission for the change of use and redevelopment of the former Buzzer's Bar and Social Club and Institute (use class sui generis) to 6 self-contained residential apartments (use class C3/C4) and 2x 8-bedroom HMO apartments (Sui generis) with proposed construction of an exterior stairwell. External works to include new windows, cedar timber panels, walls and railings to cycle and bin storage area and new canopy at Former Buzzers Bar Victoria Road South Shields NE33 4NL.
- 6.2 With regard to the principle of development it is considered that the proposed development will introduce a range of properties which will help diversify the housing offer within the area. The proposed development as part of this application has been designed to the highest standard to ensure that the development will respect the local character and setting and will make a significant and important contribution to the housing market at this locality. The proposed development is in accordance with local and national planning policy.
- 6.3 This supporting planning statement has demonstrated that the proposal accords with the Development Plan and the NPPF and therefore the application should be granted planning permission without delay.