South Tyneside Council

Planning Group
South Tyneside Council, Town Hall & Civic Offices,
Westoe Road, South Shields, Tyne and Wear, NE33 2RL
Email: planningapplications@southtyneside.gov.uk
Tel: 0191 424 7421

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 170

Suffix:

Property Name:

Address Line 1: Mortimer Road

Address Line 2:

Address Line 3: South Tyneside

Town/city: South Shields

Postcode: NE34 0RW

Description of site location must be completed if postcode is not known:

Easting (x): 436960

Northing (y): 565292

Description:

TWO STOREY SEMI DETACHED THREE BEDROOM HOUSE UNDER USE CLASS C3

Applicant Details

Name/Company

Title

MR

First name

DAVID

Surname

HOUSE

Company Name

BOYD INDUSTRIES

Address

Address line 1

170 Mortimer Road

Address line 2

Address line 3

Town/City

South Shields

County

South Tyneside

Country

United Kingdom

Postcode

NE34 0RW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

ANTON

Surname

LANG

Company Name

ANTON LANG PLANNING SERVICES LTD

Address

Address line 1

ANTON LANG PLANNING SERVICES LTD

Address line 2

C/O APPLICANT

Address line 3

Town/City

County

Country

Postcode

XX1 1XX

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Site Area

What is the measurement of the site area? (numeric characters only).

150.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

CHANGE OF USE FROM A SINGLE RESIDENTIAL UNIT (currently USE CLASS C3 dwellinghouse) TO ALSO ALLOW FOR USE AS CARE / SUPPORTED LIVING ACCOMODATION (USE CLASS C2 - for under 18s) - with no physical or external alterations.

PLEASE DO NOT CHANGE THIS DESCRIPTION OF DEVELOPMENT WITHOUT THE WRITTEN AUTHORISATION OF THE AGENT - AS THIS IS WHAT WE REQUIRE IN ORDER TO ACCORD WITH OFSTED REQUIREMENTS
NB: It is intended to have up to 2 people (2 children) in care and/or supported living, under Use Class C2 “Care” for Use Class C2 is defined as ‘personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder, and Use Class C2 also includes the personal care of children and medical care and treatment‘. This is within Article 2 of the Use Class Order 1987.
The care will be full-time members of staff working on shifts throughout the day, one on site at all times and likely no more than three ever at one time. This is thought to generate only the most modest amount of activity and no more than could already occur at the site and thus could be considered to not even be a 'material' change of use; even if within different use classes. The third bedroom will be used by overnight staff members and as a staff office.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

SINGLE RESIDENTIAL USE CLASS C3 DWELLINGHOUSE (THREE BEDROOM, TWO STOREY SEMI-DETACHED HOUSE WITH ONE LIVING ROOM, KITCHEN, W/C, BATHROOM, AND SURROUNDING GARDENS FRONT AND BACK - with a garage block and driveway)

PLANNING CONSIDERATION NOTE: It could be argued that there is no actual material change of use (and thus no development requiring planning permission as per s55 TCPA) with regards the proposed new operational use, nevertheless, the applicant requires a planning permission to be granted in the terms we have submitted in order to comply with OFTSED requirements. It will be for the local planning authority to determine whether the proposed new operational use as described here is acceptable under this application. Prima facie, it is considered the existing and proposed use will be very similar in the land use planning balance and thus is therefore acceptable, notwithstanding any debate regarding whether there is development or not as there is only usually one staff on site, and likely never more than three at any one time, so any occupation will be similar to a Use Class C3 dwellinghouse which could have an unrestricted amount of family members and cars and deliveries and activities.

PLAN SUITE: As no changes, alterations or extensions are proposed to the property inside or outside, it is considered otiose to require site plans, floorplans and/or elevations as this is a simple change of use proposal with no physical changes or built development - hence a detailed site description, a site location plan and floor plans and front elevation as images are attached to the submission which should more than suffice for assessment and consultation.

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

◯ Yes
⊘ No

Land where contamination is suspected for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

◯ Yes
⊘ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

◯ Yes
⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

⊘ Yes
◯ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Cars

Existing number of spaces:
2

Total proposed (including spaces retained):
2

Difference in spaces:
0

Trees and Hedges

Are there trees or hedges on the proposed development site?

◯ Yes
⊘ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

◯ Yes
⊘ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

◯ Yes
⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☑ Soakaway

☑ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

◯ Yes
⊘ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in The Environment Act 2021: "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

You can use our partner's free online tool to determine if you are exempt and to produce detailed reasons

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:
temporaryExForNonMajorDevelopments

Please justify the reason why biodiversity net gain does not apply:
BNG Statement: This is a simple change of use submission with no physical alterations, so BNG does not come into play as no physical development changes.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system?

- (x) Yes
- ( ) No
- ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

EXISTING CONNECTIONS RETAINED AND REUSED

PLAN SUITE: As no changes, alterations or extensions are proposed to the property inside or outside, it is considered otiose to require site plans, floorplans and/or elevations as this is a simple change of use proposal with no physical changes or built development - hence a detailed site description, a site location plan generated through the Planning Portal and floor plans and front elevation as images are attached to the submission which should more than suffice for assessment and consultation.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- (x) Yes
- ( ) No

If Yes, please provide details:

BIN STORAGE AND RESIDENTIAL COUNCIL COLLECTION PROTOCOLS TO REMAIN AND BE REPLICATED WITHIN CURTILAGE

Have arrangements been made for the separate storage and collection of recyclable waste?

- (x) Yes
- ( ) No

If Yes, please provide details:

BIN STORAGE AND RESIDENTIAL COUNCIL COLLECTION PROTOCOLS TO REMAIN AND BE REPLICATED WITHIN CURTILAGE

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ( ) Yes
- (x) No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

⊘ Yes
◯ No

Please add details of the Use Classes and floorspace.

Use Class:
Other (Please specify)

Other (Please specify):
USE CLASS C3 - retained, as a fallback alternative to proposed

Existing gross internal floorspace (square metres) (a):
85.5

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
85.5

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
0

Net additional gross internal floorspace following development (square metres) (d = c - a):
-85.5

Use Class:
C2 - Residential institutions

Existing gross internal floorspace (square metres) (a):
0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
85.5

Net additional gross internal floorspace following development (square metres) (d = c - a):
85.5

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	85.5	85.5	85.5	0

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

◯ Yes
⊘ No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- [x] Yes
- [ ] No

Please indicate the loss or gain of rooms:

Use Class:
C2 - Residential institutions

Existing rooms to be lost by change of use or demolition:
3

Total rooms proposed (including changes of use):
3

Net additional rooms:
0

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- [x] Yes
- [ ] No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

3

Part-time

3

Total full-time equivalent

0.00

Hours of Opening

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

⊘ The Applicant
◯ The Agent

Title

MR

First Name

DAVID HOUSE

Surname

BOYD INDUSTRIES

Declaration Date

21/12/2024

☑ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

ANTON LANG MRTPI

Date

21/12/2024