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Planning Inspectorate

Manage your appeals

Appeal 6008999

Appeal details

Appeal type	Planning
Appeal procedure	Written
Appeal site	33 Coquet Street, Jarrow, NE32 5SW
Agent contact details	simon carrington simon.c@beaupartners.co.uk +447730445058
Application number	250756

Before you start

Which local planning authority (LPA) do you want to appeal against?	South Tyneside
Have you received an enforcement notice?	No
What type of application is your appeal about?	Full planning
What date did you submit your application?	10 Dec 2025
Was your application granted or refused?	Refused
What is the date on the decision letter from the local planning authority?	16 Mar 2026

Appellant's appeal

Was the application made in the appellant's name	No
Applicant's name	Guv Singh Blue Falcon Properties Ltd
Contact details	simon carrington Beaumont and Partners
Phone number	+447730445058
Site address	33 Coquet Street Jarrow NE32 5SW
What is the area of the appeal site?	120 m ²
Is the site in a green belt	No
Site fully owned	Yes
Will an inspector need to access the land or property?	No
Agricultural holding	No
Site health and safety issues	No
Application reference	250756
Was your application about any of the following?	Change of use
Enter the description of development	Change of use from C3 dwelling to C4 HMO (6 persons)
Did the local planning authority change the description of development?	No
Preferred procedure	written
Are there other appeals linked to your development?	No
Did the appellant apply for an award of appeal costs?	No

Appellant's documents

Application form	250756 Application Form 101225.pdf (/published-document/8e3f459f-0554-4392-b4f3-b721e7ee85d9)
Plans, drawings and supporting documents	IA_2030_04_02_Floor_Plans_Rev_C_pdf.pdf (/published-document/b0f8371d-b00c-42c7-a065-58987b00d220) IA_2030_04_01_Location_Site_Plans_Rev_A.pdf (/published-document/b75a9975-e7e3-444b-ba6a-713621bdb8af) IA_2030_04_03_RevA_Second_Floor_Section.pdf (/published-document/fdcd62d6-5044-4de9-a23d-7e175781f53c)
Separate ownership certificate in application	No
Design and access statement in application	250756 Planning Statement 101225.pdf (/published-document/07793137-09d2-4520-8688-4dc50eaf2301)
Decision letter	250756 Decision Notice.pdf (/published-document/dd60e238-5d85-49e4-8578-5029f5cf6e1d)
Appeal statement	250756 Appeal Statement.pdf (/published-document/75cfcbb9-3760-4a7c-bbb1-ac9d7ece24d7)
New plans or drawings	No
Planning obligation	No
New supporting documents	250756 Committee Report 160326.pdf (/published-document/71b6bf1b-d8ab-48dd-9c27-983fd3bdebc4)