



South Tyneside Council

Reference: 250756

Location: 33 Coquet Street
Jarrow
NE32 5SW

Ward: Monkton

Application documents and plans can be found here [Online Standard Details](#)



Description:	Change of use from C3 dwelling to C4 HMO (6 persons)
Applicant:	Mr Guv Singh
Agent:	Beaumont and Partners
Reason for bringing the application to Planning Committee:	Representation(s) have been received from ward member
Recommendation:	Grant Permission with Conditions
Case Officer:	Samantha Gallagher
Case Officer Contact No.:	0191 4247447 or 07741109243

List of neighbour representation addresses:
Objections Cllr Geraldine Kilgour – Refer to Planning Committee Petition with objections – 646 signatures 5 Acorn Avenue, Louth 2 Barns Close, Jarrow 3 Barns Close, Jarrow 10 Beaumont Terrace, Jarrow 19 Beaumont Terrace, Jarrow 39 Bede Burn Road, Jarrow 41 Bede Burn Road, Jarrow x2 45 Bede Burn Road, Jarrow 66 Bede Burn Road, Jarrow 86 Bede Burn Road, Jarrow 120 Bede Burn Road, Jarrow 129 Bede Burn Road, Jarrow 133 Bede Burn Road, Jarrow 144 Bede Burn Road, Jarrow 147 Bede Burn Road, Jarrow 158 Bede Burn Road, Jarrow 182 Bede Burn Road, Jarrow 186 Bede Burn Road, Jarrow 7 Bede Burn View, Jarrow 16 Bede Burn View, Jarrow 17 Bede Burn View, Jarrow 19 Bede Burn View, Jarrow 39 Bede Burn View, Jarrow 41 Bede Burn View, Jarrow 52 Bede Burn View, Jarrow 53 Bede Burn View, Jarrow 54 Bede Burn View, Jarrow

55 Bede Burn View, Jarrow
62 Bede Burn View, Jarrow
6 Belsfield Gardens, Jarrow
13 Belsfield Gardens, Jarrow
13 Breamish Street, Jarrow
32 Breamish Street, Jarrow
37 Breamish Street, Jarrow
51 Breamish Street, Jarrow
55 Breamish Street, Jarrow
58 Breamish Street, Jarrow
63 Breamish Street, Jarrow
84 Breamish Street, Jarrow
92 Breamish Street, Jarrow
4 Butchers Bridge Road, Jarrow
6 Butchers Bridge Road, Jarrow
11 Cheviot Road, Jarrow
17 Cheviot Road, Jarrow
1 Coquet Street, Jarrow
2 Coquet Street, Jarrow
3 Coquet Street, Jarrow
4 Coquet Street, Jarrow
9 Coquet Street, Jarrow
10 Coquet Street, Jarrow
12 Coquet Street, Jarrow
14 Coquet Street, Jarrow x2
16 Coquet Street, Jarrow
19 Coquet Street, Jarrow
20 Coquet Street, Jarrow x3
22 Coquet Street, Jarrow
23 Coquet Street, Jarrow
24 Coquet Street, Jarrow
25 Coquet Street, Jarrow
30 Coquet Street, Jarrow
31 Coquet Street, Jarrow x2
32 Coquet Street, Jarrow
35 Coquet Street, Jarrow
37 Coquet Street, Jarrow x4
39 Coquet Street, Jarrow x2
41 Coquet Street, Jarrow
47 Coquet Street, Jarrow x2
8 Crusade Walk, Jarrow
2 Dene Terrace, Jarrow
16 Dene Terrace, Jarrow
38 Dene Terrace, Jarrow (x2 – separate people)
2 Dillon Street, Jarrow
3 Dillon Street, Jarrow
5 Dillon Street, Jarrow
7 Dillon Street, Jarrow
East Farm, Jarrow
31 Ettrick Road, Jarrow
34 Ettrick Road, Jarrow
41 Ettrick Road, Jarrow
2 Field Terrace, Jarrow
4 Field Terrace, Jarrow (x3 – separate people)
7 Field Terrace, Jarrow

9 Field Terrace, Jarrow
16 Field Terrace, Jarrow
27 Field Terrace, Jarrow
31 Field Terrace, Jarrow
5 High Back Close, Jarrow
10 High Back Close, Jarrow x 3
19 High Back Close, Jarrow
20 High Back Close, Jarrow
16 Kent Street, Jarrow
38 Kent Street, Jarrow
46 Kent Street, Jarrow x2
6 Kitchener Terrace, Jarrow
8 Kitchener Terrace, Jarrow
12 Kitchener Terrace, Jarrow
20 Kitchener Terrace, Jarrow
6 Laburnum Gardens, Jarrow
38 Laburnum Gardens, Jarrow (x2 – separate people)
42 Langley Terrace, Jarrow
20 Leander Drive, Boldon
39 Lilac Avenue, South Shields
13 Medway, Jarrow
13 Park Road, Hebburn
25 Parkside, Hebburn
11 Park View, Jarrow
1 Penshaw View, Jarrow
6 Roberts Terrace, Jarrow
12 Roberts Terrace, Jarrow
1 Sherburn Grange North, Jarrow
3 Sherburn Grange North, Jarrow x2
4 Sherburn Grange North, Jarrow
5 Sherburn Grange North, Jarrow
6 Sherburn Grange North, Jarrow
8 Sherburn Grange North, Jarrow
9 Sherburn Grange North, Jarrow
10 Sherburn Grange North, Jarrow
12 Sherburn Grange North, Jarrow
26 Sherburn Grange North, Jarrow
28 Sherburn Grange North, Jarrow
7 Sherburn Grange South, Jarrow
8 Sherburn Grange South, Jarrow
14 Sherburn Grange South, Jarrow x2
19 Sherburn Grange South, Jarrow
22 Sherburn Grange South, Jarrow
24 Sherburn Grange South, Jarrow
27 Sherburn Grange South, Jarrow
28 Sherburn Grange South, Jarrow
30 Sherburn Grange South, Jarrow
8 Sussex Street, Jarrow
St Paul's Rectory, Borough Road, Jarrow
3 Teviot Way, Jarrow
9 The Cornfields, Hebburn
2 The Crescent, Jarrow
22 The Crescent, Jarrow
26 The Crescent, Jarrow
31 The Crescent, Jarrow

1 Tweed Street, Jarrow (x3 – separate people)
10 Tweed Street, Jarrow
3 Victoria Terrace, Jarrow
6 Victoria Terrace, Jarrow
7 Victoria Terrace, Jarrow
14 Victoria Terrace, Jarrow
18 Wansbeck Road, Jarrow
21 Wansbeck Road, Jarrow
27 Wansbeck Road, Jarrow
47 Wansbeck Road, Jarrow
49 Wansbeck Road, Jarrow
52 Wansbeck Road, Jarrow
54 Wansbeck Road, Jarrow
72 Wansbeck Road, Jarrow
76 Wansbeck Road, Jarrow
81 Wansbeck Road, Jarrow
88 Wansbeck Road, Jarrow
104 Wansbeck Road, Jarrow
111 Wansbeck Road, Jarrow (x3 – separate people)
116 Wansbeck Road, Jarrow
126 Wansbeck Road, Jarrow
130 Wansbeck Road, Jarrow
133 Wansbeck Road, Jarrow x3
141 Wansbeck Road, Jarrow
143 Wansbeck Road, Jarrow
145 Wansbeck Road, Jarrow
151 Wansbeck Road, Jarrow
155 Wansbeck Road, Jarrow
159 Wansbeck Road, Jarrow (x2 - separate people)
163 Wansbeck Road, Jarrow x2
165 Wansbeck Road, Jarrow
169 Wansbeck Road, Jarrow
171 Wansbeck Road, Jarrow x2
173 Wansbeck Road, Jarrow
177 Wansbeck Road, Jarrow
16 Wellsley Street, Jarrow
25 Wellesley Street, Jarrow
38 Wellesley Street, Jarrow
45 Wellesley Street, Jarrow
4 Woodside Close, Jarrow
26 Wood Terrace, Jarrow
51 Wood Terrace, Jarrow
52 Wood Terrace, Jarrow
66 Wood Terrace, Jarrow
77 Wood Terrace, Jarrow
78 Wood Terrace, Jarrow
1 York Avenue, Jarrow
1A York Avenue, Jarrow
3A York Avenue, Jarrow
4 York Avenue, Jarrow
5 York Avenue, Jarrow
9 York Avenue, Jarrow

All of the issues raised are summarised in the body of the report

Description of the Site

1. This application site consists of 33 Coquet Street a mid-terraced 4 bedroomed residential property with a lawful use as a residential dwelling (Use Class C3). The site lies within a residential area of Jarrow. The property benefits from single and two storey outriggers to the rear. The rear yard is bounded by 2m high boundaries. The site is bounded by residential properties to the north and south with further residential uses to the east and west. Within the wider area are sheltered accommodation, Bede Burn Primary School and Monkton Dene Park.

Description of the Proposal

2. Planning permission is sought for the change of use of the existing dwelling house at the site to form a 6-bedroom House in Multiple Occupation (HMO) (Use Class C4). The proposed plans show the ground floor would contain a shared kitchen/dining room and 2 ensuite bedrooms. The first floor would contain 3 ensuite bedrooms with the sixth bedroom located in the roof space.
3. The property hosts 2 no roof windows within the roof slopes and it is proposed that an additional roof window be provided to the rear roof slope; this would be permitted development and would not require planning permission from the Council. It is proposed that the rear yard will accommodate a bin storage area and 8 secure cycle spaces.
4. This planning application has been submitted following the making of an immediate Borough-wide Article 4 Direction by the Council in late 2025 to remove permitted development rights for the material change of use of Class C3 dwellinghouses to Class C4 small HMOs. Prior to the coming into force of the Article 4 Direction it would not have been necessary to obtain planning permission from the Council for the proposed change of use of the property.

Relevant Planning History

5. None relevant to the consideration of this application.

Summary of Consultation Responses

HMO Licensing

6. This property will require an HMO licence. From the plans, all rooms sizes appear to meet the required space standard.

Community Safety Team

7. In terms of crime and disorder risk minimisation, we would feel more reassured if a robust management plan was in place and submitted with this planning application covering the following points;
 - The property must be continually covered by fully monitored CCTV cameras monitoring the front and rear doors so that all coming and goings are observed.
 - Residents are to be signed up with an Excluded License to Occupy, which includes clauses related to their behaviour, such as; ensuring they are responsible for the conduct of their guests who are generally not to be left unaccompanied.
 - Not to allow visitors to cause a nuisance or annoyance to neighbours.
 - Not to allow visitors to commit any form of harassment or commit an act which may interfere with the peace and comfort of residents, visitors or neighbours.

- Not to play loud music or use any equipment causing a nuisance to another resident or persons in the neighbourhood. In short there must be specific house rules that cover the topics outlined above.

Additionally, the Landlord must;

- Have a robust Anti-Social Behaviour Procedure, which sets out an escalating series of warning and behaviour agreements until finally a resident runs the risk of having a notice served on them and their licence revoked resulting in their immediate removal from the Property.
- If residents breach their license conditions and cause nuisance to other residents or neighbours the landlord will ask them to leave
- In cases of violence or threats of violence to other residents at the Property or to surrounding neighbours the landlord will ask the resident to leave immediately without notice.

Highway Authority

Car Parking

8. SPD6 Car Parking Standards for HMO schemes in urban areas require 1 space per 5 units for residents, plus 1 space per 5 units for visitors. There appears to be no opportunities for usable in-curtilage car parking provision associated with the development, which would result in any related car parking requirements taking place on the highway fronting the site.
9. Given that the HMO use is likely to generate similar or less traffic than the existing residential dwelling use, based on SPD6 parking standards for HMOs, the Highway Authority would have no objections to zero in-curtilage car parking provision associated with the proposal, with residents utilising off-site car parking opportunities, as would have been the arrangement for the existing use of the site. No adverse impact of parking on the public highway is envisaged because of the development.

Cycle Parking

10. Minimum cycle parking standards for HMO proposals in urban areas require 1 space per unit for residents, plus 1 space per 5 units for visitors. In-curtilage cycle parking identified within the submission shows provision for the parking of 8 bikes on site, which complies with SPD6 Parking Standards (Cycles).
11. Any related cycle parking condition imposed on the planning consent should include that the provision is sheltered and secure, and for the retention of the cycle parking bays in-curtilage to encourage sustainable travel options.

Refuse Storage and Collection

12. Refuse storage is shown within the site curtilage and is acceptable. The LPA may wish to contact the STC Waste Team to establish if capacity of bins is sufficient for the development, although there is adequate space to accommodate more bins if required.

Northumbria Police

13. Northumbria Police have concerns with regard to the number of HMO applications in the South Shields article 4 area.

14. Though the development does have a lot of communal space for the residents and the room sizes are over the 10sm size, but even with this we would ask that all of the rooms are only for single occupancy.
15. With the proposal being a long distance from public transport (16 min walk to either of the nearest metro stations), because of this the resident may need to have vehicles and as the area is already mostly residential street there may be an extra strain placed on the surrounding street if the residents park near to the dwelling, also with the increase in number of people residing at the address this is likely to increase the number of visitors and with it being a distance from public transport the visitors are likely to use vehicle and again increase the strain on parking.
16. We would recommend that the individual rooms all have a 3 diamond standard lock on each door.
17. We would also ask that a management plan is produced for the conduct of the residents not only in the dwelling but also in the exterior and surrounding area. An eviction process which is clear and concise to allow the landlord to effectively manage the property.
18. As previously stated Northumbria Police are concerned with the number of HMO in the South Shields area and the number applications, as these types of housing can cause an increase in demand from the local services, and with the residents all being strangers there is an increase in inter-resident conflict as well as domestic incidents emanating from the dwelling.

Housing Strategy

19. Having a look at the plans I don't foresee anything around the conversion itself in terms of the physical side of things, also good to see information in the planning statement around management but I would also like to see some information following:
 - a. Does the person(s) managing / owning have experience of managing these type of properties elsewhere?
 - b. How they will manage any disruption caused in terms of ASB?
 - c. Will the owners / management be willing to work with Environmental Health and ASB Teams within the Council on any issues moving forward?
20. Housing Strategy, and the wider Council, understands the need for a diverse housing choice in the borough, which includes HMOs. It is, however, important to note that given the problems we have experienced in the past with this type of housing, that the owners / management understand the importance of having plans in place for the day to day management of both properties and residents.

Waste services

21. None received

Public health

22. None received

Summary of Representations

23. The application has been publicised by means of letters of notification to neighbouring properties and a site notice.

Representation from Cllr Kilgour

24. Wish to call in the application to planning committee should this not be refused by officers. Incongruous with the family homes in the area. An overdevelopment, car parking issues and lack of amenity.

Neighbour comments

25. A petition against the proposal was received containing 646 signatures (at the time of the petition submission).
26. 223 representations have been received in objection to the proposal. The issues raised are summarised as follows:

Visual Amenity

- Poor upkeep and impact of more bins/litter
- Monkton Village with the oldest house in Jarrow is nearby. This is disrespectful to the Monkton ward.
- The area is mostly privately-owned well-maintained property. Rental properties have a general lack of pride in the area.

Highways safety

- Proposal is contrary to policies DM1 and ST2
- There are already parking issues on Conquest and Wansbeck Road.
- Worsen congestion, obstructing emergency access and creating hazards and safety concerns for road users and pedestrians
- No off-street parking provided
- No parking/transport capacity assessment has been submitted.
- Proposals should avoid adverse impact on highways safety
- Young professionals will not use bikes and are most likely to have cars increasing parking problems
- Problems with access for emergency vehicles.
- A change of use on Bede Burn Road for a children home has increased vehicle parking and this change of use will compound the situation.

Location/Character of the area/impact on housing stock

- While HMOs may have a place in the broader housing mix and serve a purpose to the local community (students young professionals etc) , this particular location is not suited to such a development and is not a necessity in the borough.
- The area has a number of schools, nurseries, sheltered accommodation and care homes.
- This is a residential street and an HMO introduces a transient population reducing community cohesion.
- A higher turnover of occupants and increased activity is not suitable for a location with families and young children.
- Area of privately owned homes with long established mix of families and elderly residents and vulnerable adults. A HMO would shift this character
- Location of the premises is near a school
- This would take a family home that could be used by families with children.
- Undermine the established family environment
- The Councils Houses in multiple occupation topic paper sets out that HMOs should never be proposed in desirable family streets.

- Contrary to Local Plan Policy 16
- Goes against planning policy which discourages intensive housing uses in predominantly single household area.
- HMOs do not provide affordable family housing
- What demand is there for this type of accommodation ? For example are people who applied for accommodation with the council given offers for accommodation in an HMO/ if not what research indicated a need for HMOs in South Tyneside.
- Keep HMOs in the town centre and where there are council properties and like minded individuals
- I lived in HMOs when working away from home. Every one had negative consequences in the local area
- Don't place HMOs in an area of high value or historic area.
- With the change of use on Bede Burn Road for vulnerable children, the HMO is not a safe and viable option
- Exacerbate anti-social behaviour and crime will increase

Residential Amenity/safety/social cohesion/noise

- Contrary to DM1 and ST2
- Increase in footfall, noise and potential antisocial behaviour will cause distress and harm quality of life and the mental health of existing residents
- Concerns for vulnerable relative and staff near the application site.
- Works already undertaken have caused noise and disturbance for months.
- There is little to entertain six adults. There are three parks and open areas which brings concerns of wandering, idle unknown adults to parks.
- Concerns regarding safeguarding children and vulnerable adults. This area with sensitive receptors where amenity and perceived safety carry greater weight, means that modest changes in late night activity and turnover can disproportionately harm amenity of the area, sense of community and overall amenity.
- Bathrooms placed on party walls will disturb neighbouring property.
- Increase noise and disruption from visitors
- Invasion of privacy
- There are a number of schools on the area with children walking in the area daily. A HMO is a risk to children in the area
- Police say HMOs cause antisocial behaviour.
- No evidence supports the statement that comings and goings would be similar to a family household.

Quality of conversion/intensification of use

- HMOs require sufficient internal space, storage, refuse facilities and outdoor amenity space. The plans appear to show undersized rooms that do not meet minimum space standards, insufficient shared living and kitchen space and inadequate outdoor space for waste and recycling bins. This suggests overdevelopment of the site.
- 8 cycle spaces suggest multiple occupancy rooms
- Outside amenity space not sufficient for number of residents in terms of recreation, wate storage and cycle parking.
- 6 bed HMO is not equivalent to a c3 dwelling in pattern and use with different schedules, comings and goings, increased visitors and deliveries and higher turnover compared to a settled household.
- conversion to a 6 bed HMO is overly intensive for this street.
- 6 bathrooms into an old system
- Little to no natural light

- No adequate waste storage
- Overdevelopment of the site as the houses were designed for single households, not multiple unrelated adults living independently under one roof.
- Cumulative impact is not just limited to radius but includes intensity of use. A 6 bed HMO represents substantial intensification of use compared to a single family dwelling.
- Only one kitchen and bathroom for 6 residents

Cumulative impact

- There are enough HMOs in the south Tyneside area and once converted won't be converted back to a family home.
- South Shields shows how high concentrations of HMOs can alter the character of an area, introducing one in Jarrow risks repeating this.
- HMO activity in the area is increasing and can only be assessed if the council had a reliable baseline of prevalence and cumulative impact
- Article 4 Direction was introduced recently to control HMOs
- Looks like South Tyneside is going back to 1930s slums. In 10 years time these HMOs will be slums
- The application cannot be considered in isolation. There are several active, suspected and proposed HMOs in the surrounding area including: 161 Wansbeck Road, 45 Wansbeck Road, 10 North View, 197 Albert Road, 12 Surrey Street, 179a Albert Road, 3-5 Birch Street. There is a risk the application will be decided while the full picture is not properly understood, Particularly HMOs not yet captured in planning records. Further conversions risk undermining the balance and sustainability of the local community.

Users of the premises

- There is no planning mechanism to restrict occupancy and little weight should be given to the claim it would house young professionals.
- Harm comes from the nature and intensity of the use, not the personal characteristics of the occupants
- HMOs usually have a higher turnover of residents due to short/medium term lets
- Concerns around who the premises will be let to, particularly that such persons would be from difficult backgrounds that would present an unacceptable risk to local residents.
- As a former HMO resident, it is a degrading, dehumanising and expensive way to live, pushing up rents and lowering the quality of housing for single people. Vulnerable people deserve a better place to live than an HMO.
- Who will manage the property
- Management only interested in profit and not the wellbeing of their tenants or the wider community
- Management can change over time and it would be unsafe to place weight on this when considering long term impacts

Conduct/concerns prior to planning application

- Company does not seem concerned with the impact of the development on the area.
- Developers are not locally based so there is no local commitment and accountability is very dubious
- Concerns with the Applicants regard for legal obligations- ingress was made into a neighbouring property causing distress for the residents. The damage took over 3 months to be repaired.

- Builders work unsociable hours undertaking the work
- Works to the property have caused noise and disturbance for months, the owner and developer have been disengaged and shown disregard to residents, including lack of party wall notices. While not planning matters, the history raises legitimate concerns about whether the use would be managed appropriately.
- Property not left in a good state during renovation works
- Property has already been converted and significant work has been completed before planning approval showing a disregard for regulations and setting a precedent. The retrospective nature of works carries weight against approval. Ordinary householders are expected to obtain permission before undertaking works and required to reverse them if undertaken without consent, allowing this proposal to proceed risks creating a perception of unequal application of planning control.
- As the adjoining property, we were not consulted of the developers intentions, Work commenced in April 2025 causing noise and disruption and no party wall agreement was discussed or created. Builders broke through two walls in our property causing damage to rooms and remedial works have only just been completed.
- Due to lack of care and consideration we have little confidence in what is being proposed and doubt that this will be as promised. Consideration, if possible, of the credibility of the application should be given in this case.
- Blue Falcon Properties has been dissolved and is now Blue Falcon Property Ltd. If the applicant cannot get that right it poses the question of credibility

Other matters

- HMOs generate more waste, risking overflowing bins, litter and vermin harming hygiene and appearance
- Decrease property values and increase difficulty in selling homes
- Conflicts with Policy HOU3 and the Article 4 Direction
- Allowing one HMO increases the likelihood of further applications
- Application seems to be a done deal
- Already issues with access to doctors, dentist and schools. Adding residents will make this worse.
- Monkton is well known for athletics famous for medals won by Steve Cram which should be considered in maintaining our respected area and not insult us with a HMO
- Should object to people out of the area using our properties as money making machines and taking properties that locals could be buying
- Infrastructure can't cope with the addition of HMOs
- Lots of applications for HMOs over the last few months will cause an overconcentration
- An application was recently refused for a similar proposal. This one should also be rejected.
- No confidence local objections will be considered.

27. *[Case Officer Note: Neighbours have provided further correspondence on the application advising that the property is currently occupied and that this should be considered as part of the application. This matter has been investigated by the Planning Enforcement Officer. Those investigations have concluded that the property is currently being advertised and used for short term holiday/contractor lettings, with small numbers of individuals occupying the property at any one time and that the only servicing being undertaken is the cleaning of the property between one short term let and another. As is normally the case, such a use of the property is not considered a material change of use from the existing lawful use of the property as a dwelling and therefore planning permission is not required from the Council for these short term holiday/contractor lettings.]*

Relevant planning policy

28. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.
29. The statutory development plan comprises the Council's adopted Local Development Framework (LDF) development plan documents. Those LDF documents of relevance to this application comprise of the Core Strategy 2007 and a Development Management Policies Development Plan Document (DPD) 2011.
 - A1 - Improving Accessibility (CS)
 - ST1 – Spatial Strategy for South Tyneside (CS)
 - ST2 – Sustainable Urban Living (CS)
 - SC1 - Creating Sustainable Urban Areas (CS)
 - SC3 - Sustainable Housing Provision (CS)
 - SC4 - Housing Needs, Mix and Affordability (CS)
 - EA3 - Biodiversity and Geodiversity (CS)
 - EA5 – Environmental Protection (CS)
 - DM1 - Management of Development (DMP)
 - DM4 Intensive Housing Uses (DMP)
 - DM7 - Biodiversity and Geodiversity Sites (DMP)
30. The following Council planning guidance documents are also relevant to this planning application:
 - SPD6 - Parking Standards
 - SPD9 – Householder Developments
 - SPD23 Interim - Mitigation Strategy for European Sites (Recreational Pressure from Residential Development)
31. On 4 March 2025, the Council was directed by the Secretary of State for the Ministry of Housing, Communities & Local Government to submit the South Tyneside Local Plan for examination by 12 March 2025 in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Local Plan has been subject to examination in public hearings in July 2025 and January 2026 and is now progressing towards Main Modifications consultation following receipt of the Inspectors post-hearing letter. Paragraph 49 of the National Planning Policy Framework (2024) states that local planning authorities may give weight to relevant policies in emerging plans according to:
 - the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and,
 - the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
32. Whilst the draft Local Plan is now at a more advanced stage of preparation, the weight that can be given to individual Policies in the Plan varies dependent upon the extent and

nature of objections to those Policies. Relevant Policies are as listed below (with text provided after each Policy regarding the weight that officers consider can be afforded to that Policy):

- Policy SP1: Presumption in favour of Sustainable Development (limited)
- Policy 1: Promoting Healthy Communities (limited)
- Policy 3: Pollution (significant)
- Policy SP16: Housing Supply and Delivery (very limited)
- Policy 16: Houses in Multiple Occupation (limited)
- Policy SP21: Natural Environment (significant)
- Policy 35: Delivering Biodiversity Net Gain (limited)
- Policy 47: Design Principles (limited)
- Policy SP26: Delivering Sustainable Transport (very limited)

33. National planning policy is also a material consideration in determining this planning application. Relevant national policy comprises the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), the National Design Guide and the National Model Design Code.

Assessment

34. The key issues in the assessment of this planning application are as follows:

- NPPF tilted planning balance
- Principle of Development
- Impact on Visual Amenity
- Impact on Residential Amenity
- Crime and Anti-Social Behaviour and the fear of crime
- HRA and Biodiversity Net Gain
- Highway Safety
- Drainage and Flood Risk
- Other matters

NPPF tilted planning balance

35. The NPPF (December 2024) paragraph 11 states that 'Plans and decisions should apply a presumption in favour of sustainable development. ... For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) 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 strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'

36. Having regard to NPPF paragraphs 78 and 232, as a consequence of the Council not having a demonstrable 5 year housing land supply plus a 20% buffer and the Council's

Housing Delivery Test results showing that the delivery of housing was substantially below the housing requirement over the previous three years, the tilted balance in NPPF paragraph 11 d) is engaged.

37. This means that greatest weight must be given to the NPPF as a material consideration in deciding this planning application. The NPPF clarifies, at Footnote 7, that the policies referred to in paragraph 11 d) limb (i) are those in the NPPF (rather than those in development plans) relating to: habitat sites and/or designated as SSSI, Green Belt, AONB, National Parks, Heritage Coast, irreplaceable habitats; designated heritage assets and areas at risk of flooding or coastal change.
38. The LPA must under NPPF paragraph 11(d) limb (i) test whether the application of one or more "Footnote 7 policies" provides a strong reason for refusing planning permission. It should be noted that the simple fact that such a policy is engaged is insufficient to satisfy limb (i). Whether or not limb (i) is met depends upon the outcome of applying the relevant "Footnote 7" policies.
39. In relation to limb (i) it is the Footnote 7 references to "Habitat Sites" (and in relation to Habitat Regulations Assessments) that applies to the application / proposal.
40. The LPA must also consider paragraph 11(d) limb (ii) and the matter of whether or not any adverse impacts arising from the development would significantly and demonstrably outweigh the benefits of the proposal when assessed against the NPPF as a whole.

Principle of Development

41. Paragraph 61 of the NPPF notes that it is important that a sufficient amount and variety of land can come forward where it is needed, and that the needs of groups with specific housing requirements are addressed. The NPPF (at Paragraph 73(d)) positively supports the development of windfall sites such as this for new housing, as would the LDF in terms of policies ST1 and SC1.
42. Policy SC1 of the Core Strategy seeks to deliver sustainable communities by focusing and promoting development proposals within the built-up areas. The application site is located within a built-up area and as such the proposal would accord with LDF Policy SC1.
43. Policy SC3 of the Core Strategy supports the delivery of sustainable housing provision. This will be achieved by a combination of site allocations within Area Action Plans and the Site-Specific Allocations document, as well as 'windfall' developments on previously developed land.
44. LDF Policy DM4 provides the planning policy context for the consideration of intensive housing uses including guest and boarding houses, hostels and larger houses in multiple occupation.
45. A "smaller HMO" is a C4 class use, defined within the Use Classes Order 1987 (as amended) as the "Use of a dwellinghouse by not more than six residents as a "house in multiple occupation".
46. Consequently, the assessment of the application against Policy DM4 is not considered appropriate as it relates specifically to larger HMOs, unlike the application proposal which is for a smaller HMO for occupation by up to 6 residents.

47. For the purposes of this planning assessment, an HMO can represent providing someone with a home and a place to live. As an HMO use is essentially residential in nature, it is not, as a matter of general planning land use principles, considered to be an inappropriate use within a largely residential setting.
48. The site constitutes previously developed land and is located within a built-up area. Both the LDF (in terms of policy SC1) and NPPF support the re-development of such sites. It is also considered to be located within a sustainable location, close to Jarrow Town Centre and is considered to be a sustainable location, close to shops and services and transport links with regular bus services.
49. The immediately surrounding locality is characterised by a mix of single household family housing and supported living accommodation. With regard to the cumulative impact of HMO proposals, emerging Local Plan Policy 16 makes reference to any individual dwelling not being 'sandwiched' between two HMOs on both sides and to the number of HMO dwellings not exceeding 10% of the total number of properties within 100 metres of an application site within the Lawe Top Article 4 Direction area. Whilst this Policy can only be given limited weight at this time (and the 10% criteria wouldn't apply in this area) it does give an indication as to the tipping point at which the number of HMOs within an area may not be acceptable in terms of cumulative impact. Objectors have stated that there are already several HMO's in the surrounding area. A search of the HMO register reveals that there is a 6 bedroom HMO at 45 Wansbeck Road (approximately 200m from the application site) and a 6 bedroom HMO at 56 Salem Street (approximately 1km from the application site). These are the only licensed HMOs in Jarrow.
50. In terms of concerns regarding other HMOs raised by residents, it is noted that the only property within 100m of the site is 161 Wansbeck Road which is currently pending investigation. Nevertheless, the number of properties in the local area would not equate to the 10% threshold and cumulative impact would not be significant.
51. It is also important to note that smaller HMO's of up to 4 people (from two or more unrelated households) in a property that are sharing facilities (normally bathing and kitchen facilities) would still be a C4 HMO but it would not be licensable and, as such, the Council would have no record of these smaller HMO's.
52. Overall, given the distance of other licensed HMOs from the application site, and the mix of surrounding residential land uses, it is not considered that there would be significant harm in terms of cumulative impact to the character of the area by the creation of a 6 bedroom HMO at this location, and the property is considered to be suitable and of an appropriate size for such a use.
53. Whilst the concerns of residents are noted, it is not considered that the loss of 1 no. C3 dwelling would result in significant harm to the housing mix and availability of dwellings in the area. Indeed, it is considered that the addition of the proposed HMO would result in a more varied mix of housing provision in an area that would assist with meeting particular housing needs. It is not considered that granting the proposed use would materially conflict with and undermine the immediate areas overall general character.
54. It is, therefore, considered, notwithstanding the objections received, that given the distance of other licensed HMOs from the application site, and the nature and mix of surrounding residential land uses that the proposed use would be acceptable in principle in this location and in accordance with the NPPF and LDF Policies ST2 (F) SC1, and DM1 (A).

Impact on Visual Amenity

55. The NPPF (para. 131) states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and; that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
56. Policy DM1 states that in determining all applications we will ensure that, where relevant: A – the development, including new buildings, extensions and alterations to existing buildings, are 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.
57. The only alterations externally. In visual amenity terms these alterations are considered acceptable and in accordance with LDF Policy DM1 (A) and the NPPF.
58. Externally the only alterations externally are the provision of roof windows which are considered acceptable with regards to visual amenity. Within the rear yard, secure cycle storage is proposed along with an area for bin storage. The rear yard is not visible from any public vantage points and, as such, would not have a visually detrimental impact upon the surrounding area.
59. Therefore, the proposals are considered acceptable on visual amenity grounds and in this regard accord with LDF Policy DM1 (A) and the NPPF.

Impact on Residential Amenity

60. NPPF paragraph 135(f) states that planning policies and decision should ensure that developments create places which promote health and wellbeing, with a high standard of amenity for existing and future users.
61. Policy DM1 (B) requires a development to be acceptable in relation to any impact on residential amenity.
62. Policy EA5 (A) requires the council to reduce levels of pollution and nuisance throughout the Borough.
63. The physical alterations to the property are not considered to adversely impact to a significantly harmful extent on any neighbouring property by way of loss of daylight/sunlight, visual intrusion or overlooking.
64. Comments have been received that the proposed HMO would lead to an increase in noise and disturbance to neighbouring occupiers.
65. It is proposed that up to 6no. people could live at the property in 6no. bedrooms as stated on the application form. There would be a communal kitchen/dining room on the ground floor with ensuite bedrooms. The proposed bedrooms are considered to be of an adequate size to provide suitable accommodation for future occupiers, and they would all exceed the minimum floorspace requirements for an HMO licence.
66. Whilst the proposed HMO would have a larger number of bedrooms than the existing dwelling that currently occupies the site, the proposed use would be residential in nature and would be located adjacent to other residential properties. Residents have raised objections to the application on the basis that it would result in a change in the character of the area which residents consider is particularly for families.

67. The proposed use of the property as a HMO with a maximum of 6 occupiers would not be materially dissimilar to that of a family dwelling. The pattern of movement within the dwelling and to and from the dwelling may be different owing to the individual lives being led rather than a family unit, but this would not, it is considered, be of a such magnitude so as to cause substantial harm. As stated above, it is not considered that significant harm arises in terms of cumulative impact having regard to the distance of other existing HMOs from the application site.
68. It is considered that given the nature of the area and the fact that the property has been used as a 4 bedroom dwelling, there would be no significant harm to the residential amenity of neighbouring occupiers of the proposed development from external factors as to warrant refusal. Furthermore, as stated above, the surrounding locality is characterised by a mix of residential dwellings and flats alongside a number of commercial properties in close proximity to the application site, with the latter generating a level of activity different to that associated with residential uses. As such, it is considered that the proposed use could operate from this site without significantly harmful residential amenity impacts arising in terms of noise and disturbance having regard to the existing lawful use of the property and other neighbour uses. Issues of anti-social behaviour and crime are considered later within the report.
69. Bedroom 6 would be sited in the roof space of the property and would be served by 3 no. roof windows one on the eastern roof slope and two on the western roof slope. Two of the roof windows are already in situ as part of a loft conversion previously undertaken at the property. The roof windows would be sited in the roof so as to have cill heights of no more than 1.4m above floor level and the roof slopes face east-west. As such a good amount of natural daylight would be afforded to the room throughout the day as well as outlook over the local area.
70. The proposed HMO would house a maximum of 6 persons, and therefore 1x 240 litre recycling wheeled bin and 1x 240 litre domestic waste wheeled bin would be required as set out in the Landlords Guide to Standards for Houses in Multiple Occupation by the Council's HMO licensing team (2025). Waste storage would be provided to the yard to the rear of the property in accordance with this requirement as shown on the proposed plans. This will be conditioned.
71. Concerns have been raised regarding the size of the rooms would be insufficient for such a use. The minimum space standards set out that for HMOs, rooms for one adult should be a minimum of 6.5 square metres. The proposal would meet this requirement. Furthermore, this would also be covered by the HMO licencing process.
72. Notwithstanding the objections and having regard to the above, it is considered that the proposals are acceptable in terms of their impact on residential amenity. It is considered that the property is of a suitable size to accommodate the proposed use and is also acceptable in terms of impact on the residential amenity of residents in the surrounding locality. Conditions are recommended to restrict the number of occupants to 6 people, as set out within the submitted application form and to secure refuse storage provision. Overall, the proposal is considered to accord with LDF Policies DM1(B) and EA5(A).

Crime and Anti-Social Behaviour and the fear of crime

73. Paragraph 135(f) of the NPPF states that decisions should create places that are safe, inclusive and accessible and which promote health and well-being, 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.

74. Policy ST2 (F) requires high quality in sustainable urban living by ensuring that the need to design out crime and eliminate the fear of crime has been addressed.
75. Objectors have raised concerns about antisocial behaviour in the area and the potential for HMO residents to exacerbate the situation. The Council's Community Safety Team, and Northumbria Police have suggested that further work is progressed regarding proposed tenant management arrangements in respect of the HMO.
76. Whilst the concerns in representations received from neighbours and consultees are noted, the planning system is concerned with land use in the public interest, rather than the individual users of that land use. It is, therefore, considered that it is not for the planning system, or the decision-making process on this planning application for an HMO of the scale proposed, to pick up and deal with the day-to-day operational matters and management associated with the proposed HMO use (or its tenants, and who those tenants might be). Those responsibilities ultimately rest with the operator of the HMO. This has relevance in the context of the various representations about impacts arising from potential occupants of HMOs and in relation to the consideration of residential amenity, anti-social behaviour, or fear of crime.
77. Whilst these responsibilities ultimately rest with the operator of the HMO, it is specifically noted that HMO Licensing would also apply to this proposal. Any such licence would (if granted) place obligations on the license holder to (amongst other things) maintain the property and to manage their tenants; and, furthermore, it would specify the occupancy level for each bedroom. It is, however, still considered appropriate in this particular instance (and on balance) to condition the occupancy of to a maximum of 6 people as per the submission and as recommended by Northumbria Police in their consultation response.
78. It is considered that day-to-day management of tenants is most appropriately addressed through the Council's HMO licensing regime and by the landowner, and there is no evidence that an authorised HMO operating from this property would generate harmful levels of crime or anti-social behaviour. Officers have assessed objectors' concerns regarding the fear of crime, but the licensing regime - supported by the powers of both the Council and the Police - provides safeguards to address any issues should they arise. Consequently, it is not considered reasonable to refuse planning permission on these grounds. Furthermore, although there is one approved HMO approximately 40m from the site, there is no proliferation of HMOs in the immediate area that would give rise to unacceptable cumulative impacts on residential amenity or community safety.
79. Furthermore, no evidence has been presented that existing crimes reported in the locality are directly linked to HMO occupiers.
80. Having regard to the above, it is considered that the proposed development would be acceptable in planning terms in respect of the matters of crime and anti-social behaviour and in light of this it is likewise not considered that a refusal would be justified on the grounds of fear of crime. The proposal would, therefore, comply with the NPPF LDF Policy ST2 (F) in this regard.

HRA and Biodiversity Net Gain

81. As the proposal is a form of residential development within the 6km zone of influence of the Durham Coast SAC and the Northumbria Coast SPA & Ramsar Site (identified within the Interim HRA and SPD23), Habitats Regulations Assessment [HRA] pursuant to The Conservation of Habitats and Species Regulations 2017 is a consideration. The

Appropriate Assessment undertaken has concluded that the proposal is compliant with these Regulations having regard to the Interim HRA and SPD23. The proposal is therefore considered to accord with the NPPF policy in relation to these designated “habitat sites” and as such there is no strong reason to refuse it in the context of NPPF para. 11 d i and its footnote 7.

- 82. In terms of Biodiversity Net Gain, the proposed development would impact less than 25 square metres of on-site habitat. This would fall under the de-minimis exemption under the Biodiversity Gain Requirements (Exemptions) Regulation 2024 and therefore the proposal would be exempt from having to provide for mandatory 10% BNG.
- 83. Therefore, based on the above, the development would be in accordance with Policy EA3 of the LDF Core Strategy and the NPPF with respect to ecology.

Impact on Highway Safety

- 84. LDF Policy A1 Improving Accessibility seeks to support public transport, cycling and walking by ensuring that new developments are easily accessible. Parking standards will apply to new development, as set out in SPD6.
- 85. Policy DM1 (G, H and I) Management of Development, seeks to ensure acceptable impact (or mitigation) of developments in relation to highway capacity and safety, that convenient and safe routes are facilitated, and the needs of all users are considered.
- 86. SPD6 Parking Standards - sets out the parking standards used in assessing proposals for new development.
- 87. Objections have been received from neighbours stating that the proposal would lead to an increase in parking issues in the area.
- 88. SPD6 Car Parking Standards for use class C4 (small HMO) schemes in urban areas require 1 space per 5 units for residents, plus 1 space per 5 units for visitors. There are no opportunities for usable in-curtilage car parking provision associated with the development, which would result in any related car parking requirements having to be accommodated on the highway in the vicinity of the site.
- 89. Given that the HMO use is likely to generate similar or less traffic than the established C3 residential use, the Highway Authority has no objections to the absence of in-curtilage car parking provision associated with the proposal, with residents utilising off-site car parking opportunities, as would have been the arrangement for the existing use of the site. No adverse impact of parking on the public highway is envisaged because of the development.
- 90. The site is also considered to be located within a sustainable location, close to Jarrow Town Centre shops and services and bus/metro transport links.
- 91. In terms of cycle parking, minimum cycle parking standards for HMO proposals in urban areas require 1 space per unit for residents, plus 1 space per 5 units for visitors. In-curtilage cycle parking identified within the submission shows capacity for 8 cycles which accommodates resident and visitor provision and meets SPD cycle parking standards. The Highway Authority has confirmed that the proposal cycle parking provision meets the requirements of SPD6.
- 92. NPPF Paragraph 116 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, following mitigation would be severe, taking into account all reasonable future scenarios.

93. Refuse storage is proposed in the rear yard and would therefore be stored clear of the highway and within the site.
94. A condition is suggested to secure provision of the cycle parking and refuse storage in the rear yard area.
95. Having regard to the above, and subject to the recommended condition in respect of cycle parking provision, the proposal is considered to accord with the NPPF and LDF Policies A1, and DM1 (G, H and I).

Drainage and Flood Risk

96. In terms of drainage, this will utilise existing connections at the property. In terms of flood risk, the site is considered to be at very low risk of flooding from surface water, identified in the Environment Agency's flood risk maps as lying within Flood Zone 1. As such, the proposal is considered to be in accordance with LDF Policy DM1 (M) in this regard.

Other Matters

97. Concerns have been raised disturbance from building works commencing prior to the submission of the application along with comments concerning the reputation of the company (noting a mistake in the company's name on the application form) and the property being occupied prior to the determination of the application. Whilst these concerns are noted, the Local Planning Authority can only assess the proposal as currently submitted, the reputation and company history cannot be controlled under planning legislation. Additionally, planning permission runs with the land and not the developer.
98. Comment has been made that the landlord is out of the area and will make a profit. This is not a material planning consideration.
99. Objection has been made that there is insufficient space for waste storage. Waste storage would be provided in the yard to the rear of the property. This will be conditioned.
100. Comment has been made that the application is retrospective. It is noted that works to facilitate the change of use have been undertaken but this was prior to the introduction of the Article 4 Direction when planning permission from the Council would not have been required for this small HMO use. Notwithstanding this, in advance of such a use commencing, the carrying out in and of themselves of the internal alterations and the installation of roof windows as referenced in this application would in terms of the planning legislation not constitute development that requires planning permission or be permitted development that does not require planning permission from the Council.
101. Objection has been made stating that the proposed use would lead to additional stress on local GP and health services. It is considered that occupation of the property by 6 persons as a 6 bed HMO use would not cause such an impact on local NHS services as to warrant refusal of the application on these grounds having regard to the number of residents that could be accommodated were the property to be occupied as a 4 bed dwelling.
102. In deciding whether to grant planning permission the Council must have due regard to the 3 equality aims contained in Section 149 of the Equality Act 2010 (the public sector

equality duty). A preliminary assessment of the potential equality impacts of any grant of planning permission in this case has been undertaken. There are no apparent equality impacts of the proposed development which give rise to the need to undertake a more detailed equality impact assessment.

103. The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Conclusion

104. Paragraph 11 (d) i) of the NPPF is applicable to this application and sets out that permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance [those relating to Habitats Sites in this instance], provide a strong reason for refusing the development. It is not considered this matter provides a strong reason for refusal.
105. As advised earlier greatest weight in deciding this application needs to be given to the NPPF as opposed to local planning policy, given that the application includes housing development and the Council's housing land supply/delivery deficiencies. In particular, NPPF Paragraph 11 d) ii) also applies, which sets out that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
106. In terms of benefits, the proposal would provide social and economic gains by contributing to reducing the current shortfall in terms of housing supply and providing a form of affordable accommodation that meets an identified housing need. In terms of environmental benefits, the proposals would bring a currently vacant building back into use.
107. No significant harm or adverse impacts have been identified in respect of visual and residential amenity, biodiversity, highway safety, or in respect of crime/anti-social behaviour/fear of crime and flood risk/drainage. As such, there are no identified adverse impacts arising from the proposal that would significantly and demonstrably outweigh the benefits associated with the development.
108. The proposal would represent an acceptable form of development with the presumption in favour of sustainable development being applicable in this instance. There are no material considerations which indicate that a decision should be taken otherwise than in accordance with the development plan and, therefore, the application is recommended for approval.

Recommendation

Grant Permission with Conditions

Conditions

- 1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.

- 2 The development shall be carried out in accordance with the approved plan(s) as detailed below

Existing and Proposed Floor Plans Drg No 02 Rev C received 04/03/2026;

Existing and Proposed Site Plan and Location Plan Drg No 01 Rev A received 10/12/2025;

Second Floor Plan and Section Drg No 03 Rev A received 04/03/2026.

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

- 3 The HMO use hereby permitted shall be limited to a maximum occupancy at any one time of six persons and the provision of 6 no. bedrooms as shown on the drawings as listed in condition 2.

In order to both define and limit the number of bedrooms and occupants authorised for the use hereby permitted in the interests of local amenity and highways safety, in accordance with the NPPF and South Tyneside LDF Policy DM1(G).

- 4 The HMO use hereby approved shall not commence until the refuse storage provision, as shown on the drawings as listed in condition 2, is available for use, and this refuse storage provision shall be retained in perpetuity thereafter.

To safeguard the amenity of the future residents in accordance with South Tyneside Local Development Framework Policy DM1(B) and pursuant to section 197 of the Town and Country Planning Act 1990.

- 5 The HMO use hereby approved shall not commence until covered and secure cycle parking for a minimum of 8no. cycles has been provided within the application site in full accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, this approved cycle parking shall be available at all times and shall not be used for any purpose other than the parking of cycles associated with the use.

To ensure cycle parking is accommodated within the site and retained available for use, in the interests of highway safety and promoting sustainable transport choices, in accordance with the NPPF and policy DM1 (G) of the South Tyneside LDF and SPD6 parking standards and pursuant to section 197 of the Town and Country Planning Act 1990.

- 6 Bedroom no.6 in the roof space shall not be occupied in respect of the HMO use of the property hereby permitted unless and until all the roof windows to that bedroom as shown on the plans listed in Condition 2 have been installed at a cill height of no more than 1.4 metres above the floor level of that bedroom. Thereafter such roof windows shall remain in place at all times.

In the interests of the residential amenity of future occupiers in accordance with Policy DM1 of the South Tyneside Local Development Framework and the NPPF.

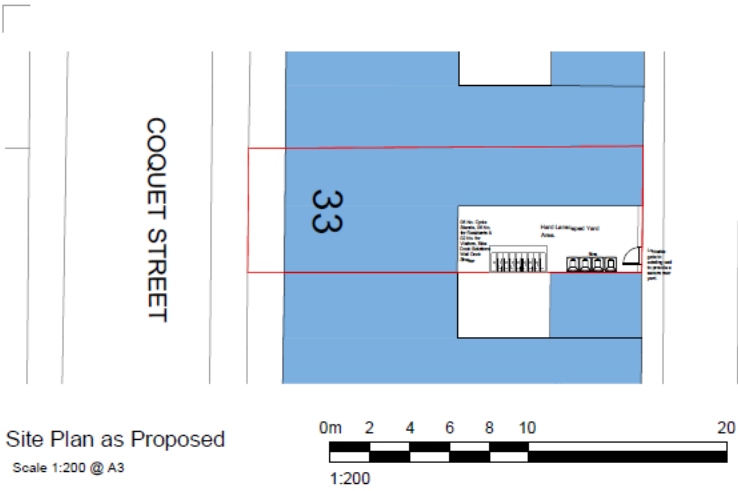
Plan 1 Site Location Plan



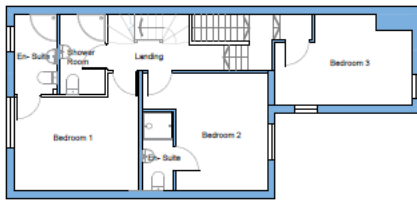
Site Location Plan

Scale 1:1250 @ A3

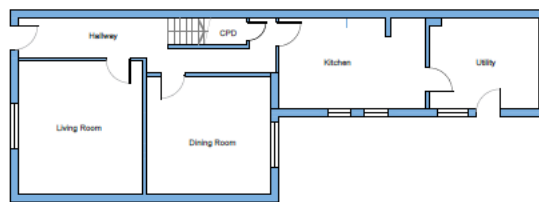
Plan 2 Existing Site and Proposed Site Plan



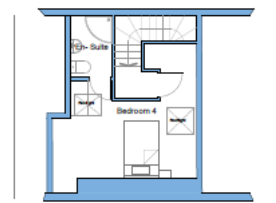
Plan 3 Existing floor plans



First Floor Plan
Scale 1:50 @ A1 / 1:100 @ A3



Ground Floor Plan
Scale 1:50 @ A1 / 1:100 @ A3



Second Floor Plan
Scale 1:50 @ A1 / 1:100 @ A3

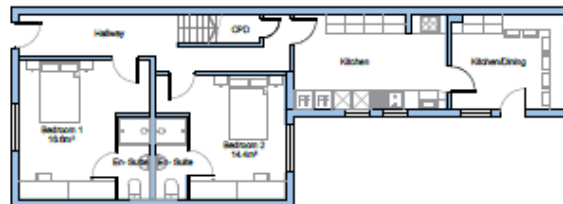
Plan 4 Proposed Floor plans



Second Floor Plan

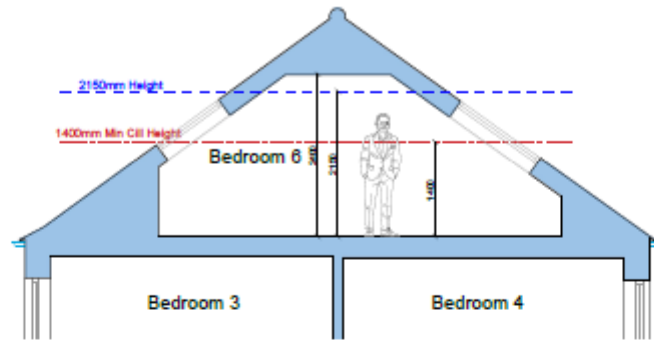


First Floor Plan

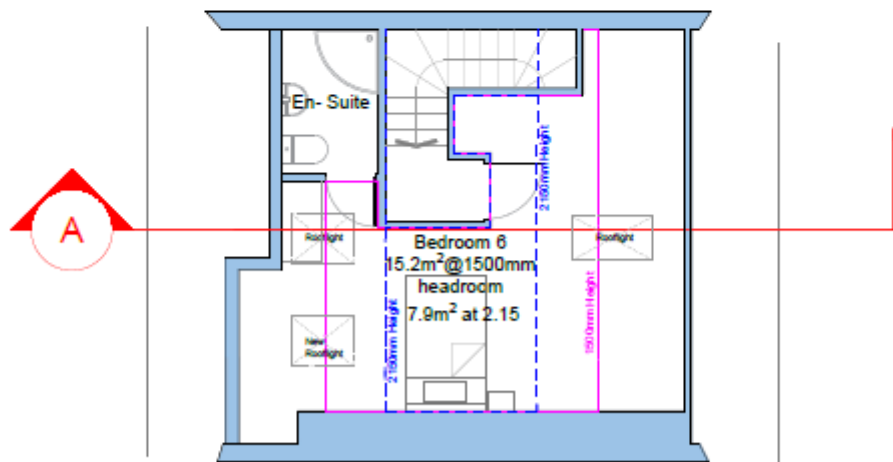


Ground Floor Plan

Plan 5 Proposed Roof Space Section



Section A-A



Second Floor Plan

Site Photographs



