



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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

24 - 26 Fowler Street

Applicant Details

Name/Company

Title

Mr

First name

Daniel

Surname

Goggin

Company Name

Adsen Moore Financial Consulting

Address

Address line 1

3 Beacon Mews

Address line 2

South Road

Address line 3

Town/City

Weybridge

County

Surrey

Country

UK

Postcode

KT13 9DZ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Richard

Surname

Hunter

Company Name

CREATE Architecture Ltd

Address

Address line 1

Map House

Address line 2

3 George Stephenson Court

Address line 3

Preston Farm

Town/City

Stockton on Tees

County

Country

Postcode

TS18 3TG

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).

295.00

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

The partial conversion of existing building from Class E retail / office use class into 15, C3 residential self contained apartments , with retention of retail units at ground floor. Proposed mansard style roof, rendered facade and new windows and doors to west elevation. New conservation rooflights and new shopfront to east elevation.

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

Vacant retail space at ground floor and vacant office space to above ground floors.

Is the site currently vacant?

- ☒ Yes
- ☐ No

If Yes, please describe the last use of the site

Retail space at ground and office space above

When did this use end (if known)?

dd/mm/yyyy

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

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Brick and stone

Proposed materials and finishes:

Render Timber cladding surrounding windows Aluminium feature surrounds around windows

Type:

Roof

Existing materials and finishes:

Slate Single Ply Membrane

Proposed materials and finishes:

Slate

Type:

Windows

Existing materials and finishes:

Timber uPVC Metal Shopfront

Proposed materials and finishes:

Aluminium Windows Aluminium Shopfront Timber window surrounds Aluminium window surrounds

Type:

Doors

Existing materials and finishes:

Metal shopfront doors Timber

Proposed materials and finishes:

Aluminium Shopfront Doors Aluminium doors

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

None

Proposed materials and finishes:

Timber fencing to bin store

Type:

Vehicle access and hard standing

Existing materials and finishes:

Tarmac

Proposed materials and finishes:

Permeable paving

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

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

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

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.

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).

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:

Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:

Under 25 square metres

Please justify the reason why biodiversity net gain does not apply:

The development does not impact a priority habitat and impacts less than 25 square metres (5m by 5m) of on-site habitat

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:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ 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

95012-Finsgate-FowlerSt_6 190625 v1

Waste Storage and Collection

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

- ☒ Yes
☐ No

If Yes, please provide details:

Communal bin store located in rear courtyard to be accessible to all apartments via proposed corridor link from existing staircase. Bin store provision to suit low rise dwelling of 4 floors or fewer of 15 apartments. Allocated space for bin store is 2.3m x 7.6m

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

- ☒ Yes
☐ No

If Yes, please provide details:

Each apartment unit to be provided with separate under kitchen counter containers for general waste and recycling. Number of containers required for recycling to be confirmed with local authority policies for collection of recycling

Trade Effluent

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

- ☐ Yes
☒ No

Residential/Dwelling Units

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

- ☒ Yes
☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- ☒ Market Housing
☐ Social, Affordable or Intermediate Rent
☐ Affordable Home Ownership
☐ Starter Homes
☐ Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type: Flats / Maisonettes 1 Bedroom: 7 2 Bedroom: 0 3 Bedroom: 0 4+ Bedroom: 0 Unknown Bedroom: 0 Total: 7
Housing Type: Bedsit Studio 1 Bedroom: 8 2 Bedroom: 0 3 Bedroom: 0 4+ Bedroom: 0 Unknown Bedroom: 0 Total: 8

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	15	0	0	0	0	15

Existing

Please select the housing categories for any existing units on the site

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Totals

Total proposed residential units

15

Total existing residential units	0
Total net gain or loss of residential units	15

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: E(a) - Display/Sale of goods other than hot food Existing gross internal floorspace (square metres) (a): 298 Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 147 Total gross new internal floorspace proposed (including changes of use) (square metres) (c): 298 Net additional gross internal floorspace following development (square metres) (d = c - a): 0
Use Class: E(g)(i) - Offices - Except where not suitable in a residential area Existing gross internal floorspace (square metres) (a): 355 Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 355 Total gross new internal floorspace proposed (including changes of use) (square metres) (c): 502 Net additional gross internal floorspace following development (square metres) (d = c - a): 147

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)
	653	502	800	147

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

If yes, please provide details of the tradable floor area:

Use Class:

E(a) - Display/Sale of goods other than hot food

Existing tradable floor area (square metres) (e):

97

Tradable floor area to be lost by change of use or demolition (square metres) (f):

47

Total tradable floor area proposed (including change of use) (square metres) (g):

50

Net additional tradable floor area following development (square metres) (h = g - e):

-47

Totals	Existing tradable floor area (square metres) (e)	Tradable floor area to be lost by change of use or demolition (square metres) (f)	Total tradable floor area proposed (including change of use) (square metres) (g)	Net additional tradable floor area following development (square metres) (h = g - e)
	97	47	50	-47

Employment

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

☐ Yes

☒ No

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

ST\2024\ENQ\00316

Date (must be pre-application submission)

16/10/2024

Details of the pre-application advice received

The enquiry does not refer to use classes nor housing type (whether market housing for sale or rent or affordable rent etc) and any planning application would need to include details (including responses to the relevant application form questions and affordable housing statement). For purposes of this enquiry and based on the submitted plans and information which refer to self-contained studio flats with individual kitchens and en-suites, use Class C3 (as opposed to C4 - houses in multiple occupation, or other 'residential' use class) has been referenced.

The development would provide 16 (possibly 17 based on plans submitted) studio flats, partially converting the building and extending / utilising the roof space. The property is located within a built-up, sustainable area and it would involve the re-use of an existing building. Furthermore, the site is located within South Shields Town Centre as set out in the LDF (South Shields Town Centre and Riverside Area Action Plan) and is also shown as being so in the emerging local plan. As such there is not considered to be any material conflict with either LDF Policy SC1 or SC3, or policy SS11 of the South Shields Town Centre and Riverside Area Action Plan which encourages the upper floors of premises being brought into viable use.

Residential use is not, as a matter of general planning land use principles, considered to be an inappropriate use within a setting such as this and where that comprises both commercial and residential uses (in a town centre context).

NPPF Paragraph 124 states that planning decisions should c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. There exists an urgent need to bring forward land for housing. The site lies within an established urban area and also occupies a sustainable location accessible by a choice of means of transport to local services which would carry weight in the planning balance.

The proposed change of use includes external alterations including the demolition of the existing roof and a new roof structure constructed with third floor accommodation (including dormer windows); the insertion of new windows to the rear elevation to reflect the existing; render to rear elevation; changes to the front elevation to Fowler Street, with a remodelled shop front and new windows to upper floors first floor level.

In respect of the two windows proposed to the existing front elevation to the first and second floors, whilst the plans detail and annotate that these would match the style of the existing, I would question their acceptability noting the scale and proportions and the existing balanced / symmetrical detailing to the elevation.

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

Daniel

Surname

Goggin

Declaration Date

15/10/2025

☒ 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

Craig Kipling

Date

15/10/2025