South Tyneside Council

Reference:	250805
Location:	10 Belle Vue Crescent South Shields NE33 4RD
Ward:	Biddick and All Saints
Application documents and plans can be found here	MVM Document Viewer



Description:	Change of use from a residential dwelling (C3) to 6 bed, 6 person House in Multiple Occupation [HMO] (C4), and provision of rooflights.
Applicant:	Northcrest Estates Ltd
Agent:	Maine Blueprints
Reason for bringing the application to Planning Committee:	Representation(s) have been received from a ward member and MP
Recommendation:	Grant Permission with Conditions
Case Officer:	Nick Graham
Case Officer Contact No.:	0191 4247427 or 07741108995

List of neighbour representation addresses:

Objections

Cllr Rachael Taylor – Refer to planning committee x2
Emma Lewell MP – Refer to planning committee

12 Belle Vue Crescent, South Shields x3
3 Homestall Close, South Shields
43 Richmond Road, South Shields
65 South Dene, South Shields
66 South Dene, South Shields
71 South Dene, South Shields x2
18 Stoddart Street, South Shields
38 Victory View, South Shields x2
25 Vine Street, South Shields

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

Description of the Site

1. This application site consists of 10 Belle Vue Crescent, a currently vacant end terraced property (with small front garden and rear yard) with a lawful use as a residential dwelling. The site lies within a mixed-use area close to the Boldon Lane District Centre and the junction of Boldon Lane with Stanhope Road. The site is bounded by residential properties to the north and east. To the south is the highway with further residential properties and commercial uses at Belle Vue Crescent. To the west is the highway at Belle Vue Crescent and Boldon Lane, with Landreth House (a vacant Council office building) and residential properties at South Dene located beyond. To the east lies the rear lane, with a public car park and a further terrace of properties on Stanhope Road which are primarily residential to the south-east.

Description of the Proposal

2. This application seeks a change of use of the property from a residential dwelling (Use Class C3) to a 6 bedroom, 6 person HMO (Use Class C4). Associated external alterations proposed to the property itself are minimal, comprising of two roof windows to the front roof plane and two roof windows to the rear roof plane.

3. This planning application has been submitted following the making of an immediate Boroughwide 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

4. No relevant planning history.

Summary of Consultation Responses

Environmental Health (HMO licencing)

5. As a six person HMO, this property will require an HMO licence. The room sizes would meet the required space standard for single occupancy bedrooms only due to the lack of communal living space. This property sits within Biddick and All Saints Ward that contains three licenced HMO's, the closest being within 200 metres at 382 Stanhope Road.

Highway Authority

6. Given the HMO use is likely to generate similar or less parking than the previous use, there are no objections to zero in-curtilage car parking provision with residents utilising off-site car parking opportunities, as would have been the case for the previous uses of the site. In-curtilage cycle parking shows provision for the parking of 6 cycles on site. Provision should be sought for a minimum of 7 cycle parking spaces in accordance with SPD6 standards, and this should be secured by condition. Refuse storage is shown within the site curtilage which is acceptable.

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 and 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.

8. Additionally, the Landlord must;
    - Have a robust Anti-Social Behaviour Procedure, which sets out an escalating series of waring 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.

Northumbria Police

9. Northumbria Police have concerns with regard to the number of HMO applications in the South Tyneside area, and the reduction of the number of family homes available.

10. We would recommend that the development is single occupancy for the rooms and let to same sex occupants to reduce as much as possible any VAWG incidents (Violence against Women and Girls). We recommend this under NPPF section 96 (C) and 135 (F), to promote a healthy and safe environment in the development.

11. As the development is for an HMO with 6 bedroom and no indoor communal space other than the small kitchen which does not have any seating area and forces the residents to eat within their rooms thus reducing to social interaction in the development. We recommend that the number of bedrooms is reduced to 5 rooms and the smallest bedroom (bedroom 5) is converted into a communal room to allow the residents to socialise together within the building. We believe that this will improve the quality of life within the development, this is covered under the NPPF section 135 (F) and 96 (A).

12. We have concerns that the increase in the number of strangers residing in the new development has the potential to cause an increased demand on the local services including the police with regard to inter resident conflict as well as domestic abuse, this is why we have mentioned the VAWG in our reply and hope that this is considered in the approval or refusal for the application.

13. We would ask that the plan of the development is relooked at with respect to our comments and the National Planning Policy Framework.

Housing Strategy Team

14. I don't foresee anything around the conversion itself in terms of the physical side of things but I would also like to see some information on the management side of things;

    - Is the HMO to be managed by a Letting / Management Agent or directly by a company / organisation?
    - Does the person(s) managing / owning have experience of managing these type of properties elsewhere?
    - Who are they aiming the rooms at?
    - How they will manage any disruption caused in terms of ASB?
    - Is there a management plan for the day to day running of the properties /residents? Will there be onsite day-to-day management?
    - Will the owners / management by willing to work with Environmental Health and ASB Teams within the Council on any issues moving forward?

Summary of Representations

15. The application has been publicised in the local area.

Two representations from Cllr Taylor (Biddick and All Saints Ward Cllr)

16. I am writing to formally request a call-in of the above planning application so that it is determined by the Planning Committee rather than under delegated powers. I believe the application raises material planning considerations that warrant Councillors on the Planning Committee to scrutinise them.

Representations from Emma Lewell (Member of Parliament for South Shields)

17. As Member of Parliament for South Shields, and on behalf of constituents who have contacted me on this matter, I wish to formally ask for the application to be referred to the Planning Committee and I place objections to this application for a number of reasons.

18. In light of the recent decision by South Tyneside Council's Cabinet, to enact an Article 4 Direction across the Borough, this application clearly has an impact on the area in which the building is located. The proposed development would result in the permanent loss of a spacious family home on a quiet residential street in close proximity to nearby schools and nurseries. The proposal could potentially house up to six unrelated adult tenants plus visitors occupying the proposed development at the same time. This would lead to a much more intensive use of the property in comparison to a typical family home.

19. Six unrelated adult tenants would all potentially have their own family, friends, visitors, cars and deliveries, increasing the expected comings and goings in comparison to a family property, affecting traffic and parking; and increasing the chances of excessive general noise, and potential noise and disturbance at unsociable hours.

20. Constituents have raised concerns that Tyne Dock is a high crime area, and that an HMO could potentially escalate the problem and bring increased disruption with antisocial behaviour. Constituents have also raised concerns such developments not only disrupt the community but will affect them financially by reducing the value of their homes.

21. I hope that decision is now robustly reflected by the deliberations and decision of the Planning Committee members in support of my constituents who have serious and justified concerns regarding this application.

Neighbour comments

22. 13 representations have been received in objection to the proposal. The issues raised are collectively summarised as follows:

- The property is located in very close to a primary school entrance and there are concerns that an HMO may lead to increased footfall, higher turnover of occupants, and greater activity near the school at peak times. Fears that this may affect child safety and create additional safeguarding worries.
- Comments note existing HMOs in Belle Vue Crescent, Stanhope Road, and nearby streets and there are concerns that adding another HMO would create an overconcentration, affecting the residential character of the neighbourhood. Suggestions that this may lead to a form of imbalance or clustering of similar accommodation types.
- Concerns regarding increases in noise and disturbance, late-night activity and comings/goings and a general reduction in neighbours' ability to enjoy their homes.

Several comments refer to existing issues with noise and disturbance from other nearby properties.

- Concerns that an HMO typically generates more vehicles than a single-family dwelling with fears about increased parking pressure on narrow residential streets, additional traffic during school drop-off/pick-up times and potential safety risks to children and elderly pedestrians
- The area has a notable number of older residents who depend on a quiet and predictable environment. Concerns that increased activity could adversely affect their wellbeing, security, and health.
- Concerns about overflowing bins, visual and hygiene issues and potential for pest problems.
- Frequent tenant turnover associated with HMOs seen as potentially undermining long-established community relationships, and fears that transient occupancy could reduce neighbourhood stability.
- Concerns raised regarding the quality of management by a landlord based outside the area, the long-term maintenance and upkeep of the property and concerns that poor management may lead to crime, anti-social behaviour or property neglect, based on issues with other nearby properties.
- Concerns regarding devaluation of property prices.

Relevant planning policy

23. 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.

24. 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 (CS) and a Development Management Policies Development Plan Document 2011 (DMP).

25. The following LDF policies are relevant to this planning application:

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)
A1 – Improving Accessibility (CS)
DM1 - Management of Development (A, B, and G) (DMP)
DM4 - Intensive Housing Uses (DMP)
DM7 - Biodiversity and Geodiversity Sites (DMP)

26. 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

27. 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).

28. 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. 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)

29. 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

30. 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

31. 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.'

32. 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.

33. 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.

34. 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.

35. 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.

36. 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

37. The scheme proposes a 6 bedroom HMO (use class C4) as a change of use from the existing dwelling (use class C3).

38. 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.

39. 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 shops and services

at Stanhope Road and Boldon Lane, and transport links with regular bus services and Tyne Dock Metro Station nearby.

40. 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.

41. 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.

42. 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.

43. 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".

44. 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.

45. 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.

46. The immediately surrounding locality is characterised by a mix of uses, which includes both single household family housing, but also commercial properties.

47. 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 5 bedroom HMO at 455 Stanhope Road (approximately 200 metres east of the application site), and a 7 bedroom HMO at 382 Stanhope Road (approximately 60 metres south of the application site). There has also been an 8 bedroom HMO approved at no 302- 304 Stanhope Road (ref ST/0183/24/FUL) by the Planning Committee in June 2024, approximately 200 metres east of the application site.

48. Members will be aware that planning permission was refused at last Planning Committee for proposed HMOs nearby at 3/4 Belle Vue Crescent (250739) and 33/35 Vine Street (250775). As these applications have been refused they are not a material planning consideration in assessing the issue of cumulative impact in respect of this current application.

49. Overall, given the distance of other licensed HMOs from the application site, and the mix of surrounding land uses,, and noting the property is an end / corner terrace, 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.

50. Overall, the proposed HMO is considered acceptable, in principle, and to accord with the above referenced LDF Policies and the NPPF.

Impact on Visual Amenity

51. Part 12 of the NPPF promotes good design and sets out that the planning system should contribute to and enhance the natural and local environment.

52. 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.

53. The only alterations externally would include the inclusion of rooflights. In visual amenity terms these alterations are considered acceptable and in accordance with LDF Policy DM1 (A) and the NPPF.

Impact on Residential Amenity

54. 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.

55. Policy DM1 (B) requires a development to be acceptable in relation to any impact on residential amenity.

56. Policy EA5 (A) requires the council to reduce levels of pollution and nuisance throughout the Borough.

57. 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.

58. Whilst the proposed HMO would have a larger number of bedrooms than the existing dwelling that currently occupies the site, the increase in bedroom numbers from 3 to 6 is considered to be suitable and of an appropriate size for the proposed HMO use. Furthermore, as stated above, the surrounding locality is characterised by a mix of both single household family housing but also commercial properties within the adjacent designated District Centre. 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. Separate concerns relating to crime and anti-social behaviour and the fear of crime are set out below.

59. In terms of the amenity of proposed residents, one of the bedrooms (Bedroom 6) lies within the roof space. The daylight to, and outlook from, this room was unacceptable in respect of the plans originally submitted with this application as this bedroom was lit only by three high level roof windows. However, amended plans have been submitted which

add an additional roof window to the front roof slope and the two roof windows in that front roof slope have been re-positioned lower on the roof slope so that views are available out of those windows over the surrounding locality.

60. Given these amendments, the submitted floor plans now show that all of the 6 bedrooms would have satisfactory outlook and natural light, as would the shared space for cooking and eating. A small yard at the rear of the property provides some private external amenity space and the application site is within walking distance of West Park to the north east of the site.

61. In regard to waste storage, 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 in the yard to the rear of the property in accordance with this requirement as shown on the proposed plans. This would be conditioned should approval be granted.

62. Overall, subject to a waste storage condition the proposal would be considered compliant with the NPPF, LDF policies DM1(B) and EA5 and emerging Local Plan Policies 1, 3 and 16 with regard to residential amenity issues.

Crime and Anti-Social Behaviour and the fear of crime

63. Paragraph 135(f) 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.

64. 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.

65. Concerns have been raised in respect of anti-social behaviour, a potential increase in general noise and disturbance. 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.

66. As set out earlier in this report and 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 mixed-use area such as this.

67. 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 users of HMOs and in relation to the consideration of residential amenity anti-social behaviour, or fear of crime.

68. 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 the HMO element to a maximum of six people.

69. The applicant has submitted with their application a management plan setting out the management structure for the property, tenant selection and conduct standards, property maintenance and inspection regimes, waste and environmental management procedures, neighbour liaison arrangements and compliance with all relevant housing and licensing legislation. Notwithstanding this, it is considered that matters of day-to-day management of tenants would be 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 within the remit of the Council's HMO licensing regime would generate harmful levels of crime and anti-social behaviour. The concerns of objectors relating to the fear of crime have also been assessed by officers but again it is considered that the licensing regime would provide safeguards against crime and anti-social behaviour with both the Council and the Police having powers that could be used to address any issues in this regard should they arise. It is not considered reasonable to refuse planning permission for these reasons. Furthermore, it is not considered that there is a proliferation of HMOs within the immediate locality surrounding the proposal that would result in it being unacceptable due to cumulative impacts related to residential amenity, community safety or highway safety.

70. 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, antisocial behaviour and the fear of crime. The proposal would therefore comply with relevant LDF Policies and the NPPF in this regard.

HRA and Biodiversity Net Gain

71. 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.

72. 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-minimus exemption under the Biodiversity Gain Requirements (Exemptions) Regulation 2024 and therefore the proposal would be exempt from having to provide for mandatory 10% BNG.

73. 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.

Highway Safety

74. 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.

75. 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.

76. SPD6 Parking Standards - sets out the parking standards used in assessing proposals for new development.

77. Objections have been received relating to car parking. The proposed floor plans show no in-curtilage car parking space.

78. Based on the above SPD6 standards for use class C4 (small HMOs), the maximum car parking provision required would be 3 spaces, and for cycle parking provision, the minimum number of spaces required would be 8 spaces. In respect of the current lawful use as a dwelling, the SPD6 maximum car parking provision suggested would be 2 spaces and 1 cycle parking space would be sought.

79. It is noted that the Highway Authority considers the proposed use would likely generate the same and less parking requirements than the existing use. Given this, along with the availability of on-street parking within the surrounding streets, the existence of a public car park to the immediate rear of the property, the accessibility of the site to local services in the nearby District Centre and the close proximity of bus and metro services, the proposal is considered acceptable in terms of car parking provision.

80. Covered and secure parking for 6 cycles for residents is proposed to the rear of the building. SPD6 cycle parking standards requires a minimum of 8 cycles, and subject to details of this being secured by condition and for a minimum of 8 cycles, this would be considered acceptable.

81. 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.

82. However, the Highway Authority raise no objections to the proposal on highways grounds and as such the nature and scale of development proposed is considered acceptable in highway safety terms and in respect of its impact on the highway network subject to the recommended condition relating to the cycle parking provision being provided and retained.

83. Overall, the proposals are considered acceptable in terms of transportation matters subject to conditions and accord with LDF policies, SPD6 and the NPPF in this regard.

Drainage and Flood Risk

84. In terms of drainage, this will utilise existing connections at the property. In terms of flood risk, the site is considered to be at low risk of flooding from surface water, being 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

85. 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.

86. 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

87. 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.

88. 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, the 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.

89. 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 proposal would bring a currently vacant building back into use.

90. 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.

91. Overall, in this instance there are no identified adverse impacts arising from the proposal that would significantly and demonstrably outweigh the benefits of the development.

92. 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 Site Plans Drg. No. 004 received 23/12/2025
Proposed Plans Drg. No. 003 Rev. 1 received 18/02/2026

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 DM4.

4 The HMO use hereby approved shall not commence until bin storage for that use 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, such bin storage shall be available for use at all times and shall be retained in perpetuity thereafter in accordance with those approved details.

To safeguard the amenity of the future residents in accordance with South Tyneside Local Development Framework Policy DM1(B).

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.

6 No construction or associated works or deliveries of materials shall take place outside the hours of 8am - 6pm Monday to Friday and 9am - 1pm Saturdays and no such works or deliveries shall be carried out at any time on Sundays or Public Holidays.

To safeguard the amenity of the nearby residents in accordance with South Tyneside Local Development Framework Policy DM1(B)

Plan 1


RC Church
Presbytery
BOLDON LANE
15.8m
CRESCENT
Shelter
TCB
18.6m
Shelters
14
12
10
1
5
7
11
15
17
21
27
39
41
45
71
366
380
390
394
396
398
400
402
519
521
529

Plan 2



1 Level 0 - Existing
1 : 50

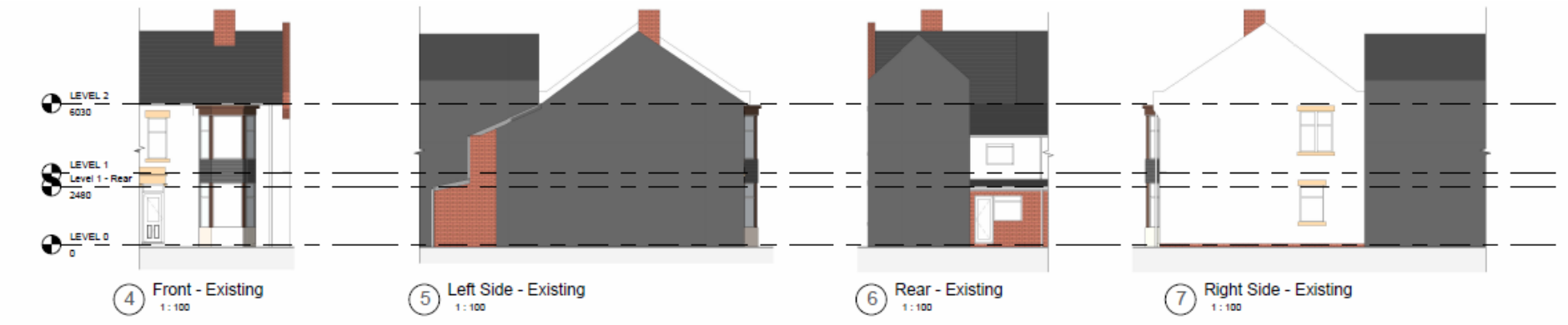
2 Level 1 - Existing
1 : 50

3 Level 2 - Existing
1 : 50

Plan 3

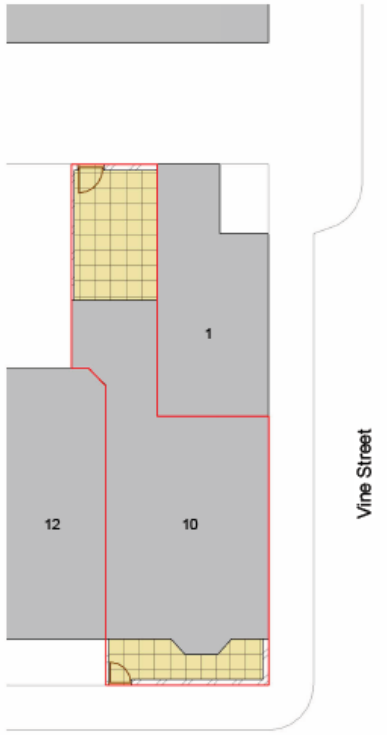

Rooms Legend
Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4
Bedroom 5
Bedroom 6
Communal
2813
OP3 Kitchen
11.8 m²
FIF
OP5 Bedroom 2
14.3 m²
Tea Station
OP7 En-Suite 2
2.1 m²
OP2 Hallway
8.4 m²
OP6 En-Suite 1
2.1 m²
OP4 Bedroom 1
16.8 m²
OP1 Entrance
4.5 m²
6920
1220
1900
2253
1190
4650
1 Level 0 - Proposed
1 : 50
2900
690
1P7 Off-Suite 5
4.0 m²
2690
3880
1P2 Bedroom 3
11.1 m²
1P1 Landing
11.1 m²
2017
1P3 En-Suite 3
2.6 m²
1P4 En-Suite 4
2.4 m²
2850
1350
1783
2723
3157
1P5 Bedroom 4
11.8 m²
1P6 Bedroom 5
10.2 m²
3000
2900
3840
2493
3420
2 Level 1 - Proposed
1 : 50
1875
4005
2P3 En-Suite 6
2.8 m²
980
2P2 Bedroom 6
13.4 m²
2P1 Stairs
3.2 m²
1660
Tea Station
1875
4005
3 Level 2 - Proposed
1 : 50

Plan 4


LEVEL 2
6030
LEVEL 1
Level 1 - Rear
2480
LEVEL 0
0
4 Front - Existing
1 : 100
5 Left Side - Existing
1 : 100
6 Rear - Existing
1 : 100
7 Right Side - Existing
1 : 100

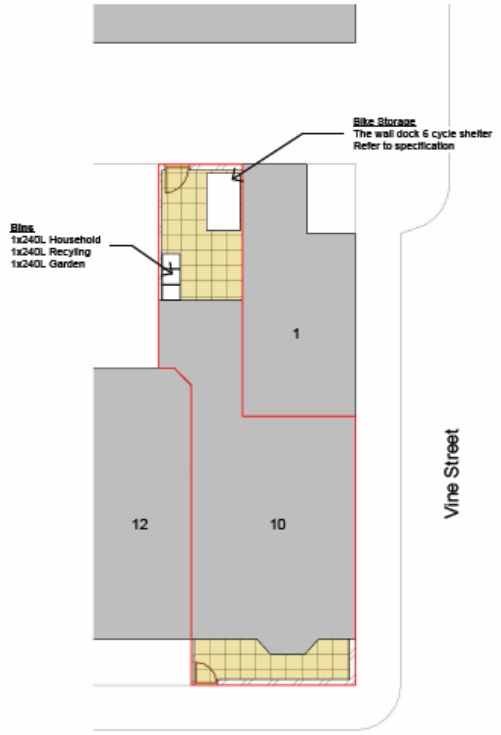

LEVEL 2
6030
LEVEL 2 - NEW
6130
LEVEL 1
Level 1 - Rear
2480
LEVEL 0
0
4 Front - Proposed
1 : 100
5 Left Side - Proposed
1 : 100
6 Rear - Proposed
1 : 100
7 Right Side - Proposed
1 : 100

Plan 5



Belle Vue Crescent

1 Site - Existing
1 : 200



Belle Vue Crescent

2 Site - Proposed
1 : 200