MAINE BLUEPRINTS

FROM CONCEPT TO COMPLETION

DESIGN, ACCESS AND PLANNING STATEMENT

Project: Change of Use from Dwellinghouse (Use Class C3) to 6-Bedroom, 6-Person House in Multiple Occupation (Use Class C4) With associated works

Site: 10 Belle Vue Crescent, South Shields, NE33 4RD

Date: November 2025



1.0 Introduction

This Statement has been prepared by Maine Blueprints in support of a planning application for the conversion of an existing residential property at 10 Belle Vue Cres, South Shields NE33 4RD. The proposal seeks to change the use of the property from a residential dwelling (Use Class C3) to a House in Multiple Occupation (HMO) for up to 6 occupants (Use Class C4).

2.0 Site and Surroundings

2.1 Existing Building

The application property is a two-storey end-terrace building. The property is currently a residential dwelling (C3).

2.2 Property Location & Amenities

The property is located on Belle Vue Crescent, a predominantly residential street. The adjacent street, Stanhope Road, is a main route housing a mix of residential dwellings, shops, and restaurants, ensuring future occupants have immediate access to services. A Lidl supermarket is located less than 100m away across Boldon Road.

2.3 Transport & Sustainability

The site is in a highly sustainable location with excellent public transport links:

- **Bus:** There is a bus stop directly outside the property.
- **Metro:** Tyne Dock Metro Station is only 160m away. This station provides frequent services to Sunderland, Gateshead, Newcastle, and North Shields, with onward travel links to the rest of the UK and Teesside International Airport.
- **Cycling:** The site is well connected to existing cycleway infrastructure.

Given these excellent transport links and the proximity of amenities within walking distance, the site is considered highly sustainable for high-density living, reducing the reliance on private vehicles.

3.0 Planning History

A review of the online planning register indicates there is no relevant recent planning history for the site that would impede this application.

4.0 The Proposal

4.1 Use

The proposal seeks to convert the property into a 6-bedroom House in Multiple Occupation (HMO). This falls under Use Class C4 (Small HMOs occupied by 3-6 unrelated individuals).

4.2 Proposed Layout & Internal Alterations

The internal reconfiguration alters the arrangement of the property to provide 6 bedrooms with en-suites and shared communal facilities all of which exceed the space standards set out within South Tyneside Council's *'Landlords' Guide to Standards for Houses in Multiple Occupation'*.

- **Bedrooms:** 6 Single Occupancy rooms, all dimensions exclude the en-suites
    - Bedroom 1 - 16m²
    - Bedroom 2 - 14.3m²
    - Bedroom 3 - 11.1m²
    - Bedroom 4 - 11.9m²
    - Bedroom 5 - 10.2m²
    - Bedroom 6 - 13.4m²
- **Communal Space:** A well equipped kitchen space is provided at 11.8m² meeting the required standard set out in the space standards.

4.3 External Appearance

Crucially, the proposed development retains the building's existing aesthetics on the front façade facing Belle Vue Crescent. This ensures the proposal maintains the existing street scene and character of the area, addressing a primary concern of the Article 4 Direction regarding visual impact.

5.0 Planning Policy Framework

This application has been assessed against the National Planning Policy Framework (NPPF) and the South Tyneside Local Development Framework (LDF), specifically the Core Strategy and Development Management Policies.

5.1 National Planning Policy Framework (NPPF)

The NPPF emphasizes the delivery of a sufficient supply of homes and the creation of mixed and balanced communities. It supports the effective use of land, particularly in locations well-served by public transport. Paragraph 118 (NPPF) promotes "substantial weight to the value of using suitable brownfield land within settlements for homes."

5.2 Local Planning Policy

The following local policies are considered relevant:

- **Policy ST2 (Sustainable Urban Living):** Ensures that new development provides a high standard of living and is located in sustainable areas.
- **Policy DM1 (Management of Development):** Requires development to be acceptable in terms of design, amenity, and highway safety.
- **Policy DM4 (Single Dwelling Conversions):** (And relevant emerging policies regarding Intensive Housing Uses) This policy seeks to ensure that conversions do not harm the residential amenity of neighbours or the character of the street.

6.0 Planning Assessment

6.1 Principle of Development & Housing Mix

The proposed change of use contributes to the mix of housing available in South Tyneside. Small HMOs provide a vital source of affordable accommodation for young professionals and key workers. The site is located in a mixed-use area near Stanhope Road, where higher-density living is appropriate and supported by infrastructure.

6.2 Impact on Residential Amenity

The proposal is for a small HMO (maximum 6 persons). This level of occupancy is not significantly higher than that of a large family which could occupy the existing dwelling (e.g., a family of 5 or 6) without planning permission.

- **Noise:** The layout places communal areas away from party walls where possible, and the property will be managed to ensure tenants respect neighbours.
- **Waste Management:** The rear courtyard will provide a dedicated bin storage area with adequate provision for 6 residents. This ensures bins are kept off the street, preventing visual clutter and obstruction.

6.3 Highways and Parking

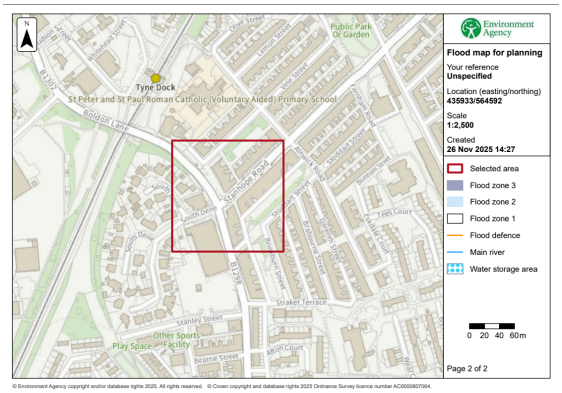
Policy DM1 requires development to not negatively impact highway safety.

- **Car-Free Living:** The application property does not benefit from off-street parking, and it is acknowledged that on-street parking is available on Belle Vue Crescent. However, due to the **exceptional proximity to Tyne Dock Metro (160m)** and local bus routes, this site is perfectly suited for "car-free" or "low-car" living.
- **Cycle Storage:** Secure bike storage will be provided in the rear yard to encourage sustainable travel.

- It is anticipated that the tenants of an HMO in this location will likely be commuters using the Metro rather than private car owners. Therefore, the parking demand will not be significantly greater than that of a standard family dwelling.

6.4 Flood Risk

There are no risks from flooding at the property as it is not located within Flood Zones 2 or 3.



7.0 Conclusion

The proposed change of use from C3 to C4 represents a sustainable development that makes efficient use of an existing building.

1. **Compliance:** The proposal complies with Policies DM1, DM4, and ST2 by providing high-quality accommodation without detrimental impact on the street scene.
2. **Character:** The external frontage remains unchanged, preserving the character of Belle Vue Crescent.
3. **Sustainability:** The location is exceptionally well-connected to public transport, justifying a lower reliance on private parking.

Although an Article 4 Direction is in place, this specific proposal is of a high standard and appropriate scale (6 persons) that will not undermine the community cohesion or amenity of the area. We therefore respectfully request that planning permission be granted.