Beaumont & Partners
Property Development Excellence

34 Alnwick Road, South Shields, NE34 0LB

Planning Application for Change of Use of
Existing C3 Residential Dwelling House
to C4 Five-Bed House of Multiple Occupation.



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1.0 – Introduction

1.1 This Planning Statement has been prepared by Beaumont and Partners in support of a planning application for the change of use of 34 Alnwick Road, South Shields, (NE34 0LB) from a Class C3 dwellinghouse to five-bedroom house of multiple occupation.

1.2 The proposal seeks to reconfigure the existing dwelling to provide a five-bedroom house of multiple occupancy.

1.3

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	03-01	Location and Site Plans
	03-02	Floor Plans

2.0 - Site & Proposal

2.1 The application site is located at 34 Alnwick Road, South Shields, within the administrative area of South Tyneside Council. The site is located within an established residential area, as outlined in red on the location plan attatched.

2.2 The existing building is a Class C3 residential dwelling.

2.3 A range of everyday services are located within walking distance including a metro station within a 6 minutes walk.

3.0 - Proposal

3.1 External Works

3.1.1 There will be no external works other than the addition of a bin store and cycle spaces shown on the site plan attatched.

3.2 Internal Works

3.2.1 Internally, the proposal involves the reconfiguration of the existing layout to facilitate the conversion from a Class C3 dwelling to a C4 five-bedroom house of multiple occupancy.

3.2.2 The ground floor will accommodate two bedrooms with en-suites, and a kitchen/ dining room. All rooms meet the required minimum space standards and staircase access to the upper floors.

3.2.3 The first floor will be reconfigured to provide two bedrooms with en suites. All rooms meet the required minimum space standards and staircase access to the second floor accomodation.

3.2.4 The top floor will accommodate a bedroom with an en suite. This room meets the required minimum space standards.

3.3 Accessibility

3.3.1 The proposals have been designed in accordance with Approved Document Part M, Volume 1, which relates to access to and around the building.

3.3.2 The existing manually operated, non-powered door, which has a clear width of over 750mm, will be replaced with UPVC, providing a clear opening width of 750mm. The entrance will lead directly into a hallway that provides access to the staircase leading to the first-floor and second-floor accommodations.

3.4 Drainage

3.4.1 Drainage connections will be implemented to accommodate the additional sanitary facilities but connected to the existing drainage system within our site.

4.0 – Assessments

4.1 – Waste Disposal

4.1.1 Waste and recycling provision has been designed in full accordance with South Tyneside Council's Landlords' Guide to Standards for Houses in Multiple Occupation (2025).
For an HMO accommodating seven or more occupants, the standards require:

- 1 × internal food-waste caddy per kitchen;
- 1 × 240 L recycling bin; and
- 2 × 240 L residual-waste bins.

4.2 - Provision of Adequate Natural Light in Habitable Rooms

4.2.1 In accordance with BS EN 17037:2018 – Daylight in Buildings, the minimum recommended daylight factor for habitable rooms is 2.0%. The proposed development comfortably exceeds this standard. These results demonstrate that all habitable rooms will benefit from an adequate provision of natural light, contributing to a high-quality internal living environment.

4.2.2 In accordance with BS EN 17037:2018 – Daylight in Buildings, the recommended minimum daylight factor for habitable rooms is 2.0 %.

4.2.3 This demonstrates that all habitable spaces will benefit from a generous provision of natural light, ensuring a quality internal living environment consistent with NPPF, which promotes well-designed, healthy, and energy-efficient homes.

5.0 – General Overview

All the properties developed by Beaumont and Partners will be professionally designed and managed. We pride ourselves in producing high quality co-living spaces which are 'aimed' at young working professionals.

Ensuring the occupants are of a high quality is as important to us as our neighbours. The properties are owned by Beaumont and Partners and/or its clients and thus high-quality respectful tenants are essential to the long-term commercial success of the investment.

Every property has a dedicated property manager with a set of guidelines shown below: -

5.1 - Management Plan - Objectives

A property manager will ensure that the HMO is managed appropriately.

This includes:

- Preventing anti-social behaviour from emanating from the property.
- Ensuring that any necessary repairs are carried out promptly.
- Maintaining the property and keeping communal areas clean and tidy.
- Providing access to the property for regular inspections.
- Ensuring access to the property at short notice in case of an incident (e.g., fire).
- Ensure that the water supply and drainage system serving the HMO is maintained and in good, clean and working condition.:

5.2 - Safety Measures

Fire Safety:

The property:

- will be installed and have maintain fire alarms and emergency lighting.
- will conduct regular fire drills and ensure clear escape routes (if required).
- will display fire safety notices in common areas.

Gas and Electrical Safety:

- Annual gas safety checks will be caried out by a registered engineer.
- Electrical installations will be inspected every five years.
- Records will be maintained of all safety certificates.

Maintenance and Repairs Common Areas:

- Regular maintenance of hallways, stairs, and communal areas.
- Ensure all fixtures and fittings are in good repair.
- Living Accommodation:
- Inspections of individual rooms will be conducted.
- Any repairs will be addressed promptly.

Facilities and Amenities Kitchen:

- The property will provide sufficient cooking facilities for all occupants.
- Regular cleaning and maintenance will be carried out. Bathrooms:
- Sanitary facilities will be adequately maintained.
- Regular inspections will take place including cleaning.

Tenant Information and Communication Information Provision:

- Property manager contact details will be displayed prominently.
- Tenants will be provided with a welcome pack including house rules and emergency procedures. Tenant Agreements:
- Clear tenancy agreements will be used outlining rights and responsibilities.
- Tenants will understand their obligations including rent collection, house rules, communication, notice period, end of tenancy inspection.

Regular Inspections

- Inspections of common areas will be conducted at least every 2 months.
- Quarterly inspections of individual rooms will be scheduled.

Record Keeping

- Logs will maintain all safety checks, repairs, and tenant communications.
- Tenancy agreements and safety certificates will be recorded and stored.

Insurance

- Property will be insured

As can be seen from the extract images below the level of interior fit out of the properties is of a high standard to attract the required level of professional tenant.



Illustration Purposes Only

Kitchens with dining spaces all designed to suit South Tyneside HMO Standards and Guidance Document



Illustration Purposes Only

Bedrooms have fitted furniture and workspaces designed for young professionals.



Illustration Purposes Only



Illustration Purposes Only

En suite and Off suite facilities are provided with high quality fittings and robust surfaces.



Illustration Purposes Only

General spaces are again finished to high standard with digital locks to all private spaces.

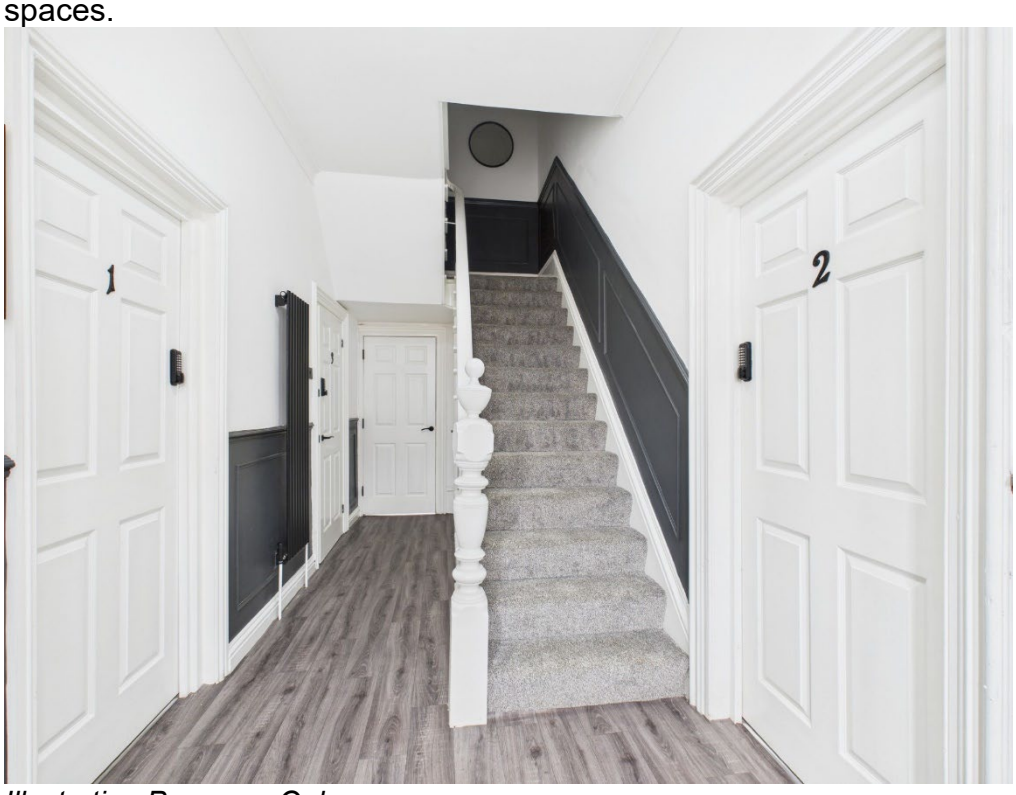


Illustration Purposes Only

6.0 – Conclusion

6.1 The proposed change of use from a C3 dwelling to a C4 HMO of multiple occupancy has been designed to meet all relevant standards and guidance set out by South Tyneside Council and national planning policy. The internal layout provides an appropriate standard of accommodation, exceeding the minimum space and daylight requirements, and includes adequate waste storage and cycle parking facilities in accordance with local HMO standards.

6.2 The site is sustainably located within close proximity to Tyne Dock Metro Station, local bus routes, shops, and public open spaces, ensuring convenient access to essential amenities and sustainable transport links. The proposal will therefore make an efficient use of existing housing stock, providing additional, high-quality accommodation that supports local housing needs without adversely impacting the character of the area or the amenities of neighbouring occupiers.

6.3 Accordingly, the development is considered to comply with the aims of the South Tyneside Local Plan, the National Planning Policy Framework (2024), and other relevant material considerations, and should therefore be supported.

6.4 There are no known existing HMO's within 100m of this building and thus it is difficult to argue this would have any cumalitive impact on the local neighbourhood.

6.5 Given the minimal change in the bedrooms we also consider the comings and goings of 5no. tenants will not be significantly greater than those of a family unit, and with no other known HMO's in the area this can be easily absorbed into the neighbourhood.