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ACCESS AND DESIGN STATEMENT

PROPOSED CHANGE OF USE OF 122 OCEAN ROAD, SOUTH SHIELDS

120/122 Ocean Road was the subject of two previous Planning Permissions ref. ST/0031/11/FUL to change the use of the original shop and flat (maisonette) to a café/restaurant and flat, and ST/1014/12/FUL for a two storey extension to the rear of the premises.

The works in relation to both of these Permissions was commenced, but never completed and the property has remained vacant, and incomplete, for around 10 years.

A separate Prior Approval (ref. 250807) has been granted for the first and second floor to revert to its original use as a maisonette, retaining a café/restaurant at ground floor level.

In terms of Access there are not consider to be any issues as the existing access is unaffected and the property is located on the upper floors of the building.

The amount of development is purely the addition of an openable rooflight to provide natural light and ventilation to the new kitchen/living/dining area.

The layout of the second floor (bedroom) will remain unchanged. The first floor will be re-designed to include an open plan kitchen/lounge/dining area, which the rooflight will serve, and two shower rooms, and three new bedrooms for family living.

The existing staircase giving access to the ground floor will be removed so that the two properties will be completely separated.

The scale of construction is unchanged as there are no proposed additions to the existing building, other than the rooflight to the flat roof.

The appearance of the building is largely unchanged, again with the exception of the rooflight, but this would not be visible from ground floor level.

No landscaping is proposed/possible as the building occupies the full footprint of the site.

For all of these reasons the proposed installation of the rooflight is believed to be justifiable.