

**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

Applicant Details

Name/Company

Title

Mr

First name

Dan

Surname

Goggin

Company Name

Address

Address line 1

58-66 Ocean Road

Address line 2

Address line 3

Town/City

South Shields

County

South Tyneside

Country

United Kingdom

Postcode

NE33 2JD

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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).

633.00

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

Change of use and conversion of existing commercial building from Class E commercial use to mixed Class E commercial and Class C1 B&B/guest accommodation, including 44 guest rooms, reception/check-in area, ancillary guest facilities, external alterations, new glazing, render, aluminium panelling, dormer alterations and associated works.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The site comprises a former commercial retail premises, previously occupied by The Workwear & Schoolwear Company Ltd. The property is now closed and understood to be vacant. The building includes former retail/commercial floorspace at ground floor level with upper-floor ancillary/storage accommodation.

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

The site comprises a former commercial retail premises, previously occupied by The Workwear & Schoolwear Company Ltd. The property is now closed and understood to be vacant.

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

Type:

Walls

Existing materials and finishes:

Existing external walls are a mixture of painted/rendered masonry to the Ocean Road/front elevation and exposed red brickwork to the rear/side elevations. Some areas include blocked-up openings, surface-mounted services and later alterations.

Proposed materials and finishes:

Proposed external walls to be refurbished with new light/off-white external render where shown, with dark grey aluminium panel detailing to selected side/rear elevation areas. Existing masonry to be repaired/made good where retained.

Type:

Roof

Existing materials and finishes:

Existing pitched roof finished in dark grey/slate-effect tiles, with existing roof forms and dormer/window elements.

Proposed materials and finishes:

Existing pitched roof areas to be retained and made good where required, with dark grey slate/slate-effect tiles repaired or replaced to match the existing/proposed elevations. New flat roof areas to be formed where shown on the proposed drawings, finished in a suitable high-performance flat roof membrane, colour dark grey/black. New/replacement dormer windows and rooflights to be installed where shown.

Type:

Windows

Existing materials and finishes:

Existing windows are mixed-age framed units, generally dark/white framed, with some rear openings blocked up or altered.

Proposed materials and finishes:

New/replacement windows to be dark grey/black framed aluminium or uPVC units, with regularised openings and new glazing where shown on the proposed elevations.

Type:

Doors

Existing materials and finishes:

Existing external doors are a mixture of commercial entrance doors, service doors and roller shutter/service openings.

Proposed materials and finishes:

New external doors to be dark grey/black framed glazed entrance doors and secure service doors where shown. Existing service openings to be retained, replaced or rationalised as indicated on the proposed drawings.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Existing boundary treatment is formed largely by the building frontage and existing hardstanding/service yard edges. No significant soft boundary treatment is present.

Proposed materials and finishes:

No significant new boundary treatment proposed. Existing site boundaries to remain broadly as existing, with local making good associated with the refurbishment works.

Type:

Lighting

Existing materials and finishes:

Existing external lighting includes surface-mounted security/service lighting to the building.

Proposed materials and finishes:

New low-level external lighting and entrance/security lighting to be provided where required, designed to be discreet, downward-facing and positioned to avoid light spill or harm to neighbouring amenity.

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

1017 - 02-01-01 - Location Plan
1017 - 02-02-01 - Site Layout Plan
1017 - 02-03-01 - Existing Basement Plan
1017 - 02-03-02 - Existing Ground Floor Plan
1017 - 02-03-03 - Existing First Floor Plan
1017 - 02-03-04 - Existing Second Floor Plan
1017 - 02-03-05 - Proposed Basement Plan
1017 - 02-03-06 - Proposed Ground Floor Plan
1017 - 02-03-07 - Proposed First Floor Plan
1017 - 02-03-08 - Proposed Second Floor Plan
1017 - 02-03-09 - Proposed Third Floor Plan
1017 - 02-04-01 - Existing Elevations
1017 - 02-04-02 - Proposed Front Elevation
1017 - 02-04-03 - Proposed Rear Elevation
1017 - 02-04-04 - Proposed Side Elevation
1017 - 02-05-01 - Proposed 3D Visuals
1017 - 02-05-02 - Proposed Internal Visuals

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?:

Over 25 square metres

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

it's a conversion/refurbishment of an existing commercial building, with works to the building fabric/elevations, and it does not appear to affect any on-site habitat. The likely exemption is the de minimis / no habitat impact route, where the works only affect existing buildings/hardstanding and do not impact habitat above the threshold. Official guidance says BNG exemptions can apply where development only impacts habitat with zero biodiversity value or has only a de minimis impact.

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

Foul drainage is proposed to connect to the existing mains drainage system serving the building. Existing and proposed drainage/routes are to be confirmed and coordinated at detailed design/Building Regulations stage.

Waste Storage and Collection

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

- ☒ Yes
☐ No

If Yes, please provide details:

The proposed ground floor plan includes a dedicated bin store of approximately 36m². This will provide sufficient space for the storage of waste associated with the proposed B&B/guest accommodation and retained commercial use. Waste will be stored within the designated bin store and presented for collection in accordance with the operator's waste management arrangements and the Council's collection requirements.

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

- ☒ Yes
☐ No

If Yes, please provide details:

Separate provision will be made within the designated bin store for recyclable waste and general waste. The final number and type of bins will be confirmed with the operator and waste collection provider, but the proposed bin store provides sufficient space to allow recyclable waste to be stored separately and collected appropriately.

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

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: C1 - Hotels and halls of residence Existing gross internal floorspace (square metres) (a): 2022 Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 0 Total gross new internal floorspace proposed (including changes of use) (square metres) (c): 2567 Net additional gross internal floorspace following development (square metres) (d = c - a): 545
Use Class: E(a) - Display/Sale of goods other than hot food Existing gross internal floorspace (square metres) (a): 158 Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 0 Total gross new internal floorspace proposed (including changes of use) (square metres) (c): 158 Net additional gross internal floorspace following development (square metres) (d = c - a): 0

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)
	2180	0	2725	545

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):

158

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

0

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

158

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

0

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)
	158	0	158	0

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

☒ Yes

☐ No

Please indicate the loss or gain of rooms:

Use Class:

C1 - Hotels

Existing rooms to be lost by change of use or demolition:

0

Total rooms proposed (including changes of use):

44

Net additional rooms:

44

Employment

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

☒ Yes

☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

2

Part-time

4

Total full-time equivalent

6.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes

☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

C1 - Hotels

Unknown:

Yes

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

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?
E.g. All the land is owned by a single individual

- ☒ 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

Ben

Surname

Knights

Declaration Date

16/06/2026

☒ 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

Ben Knights

Date

16/06/2026