

## 21.10.2021 ADDENDUM

### Item No: 2

<b>Application No:</b>	<b>22/00292/FUL</b>	Author	Rebecca Andison
Date valid:	13 June 2022	:	
Target decision date:	12 September 2022	☎:	0191 643 6321
		Ward:	Wallsend

Application type: full planning application

**Location: 116 Station Road Wallsend Tyne And Wear NE28 8QS**

**Proposal: Change of use from gym to 12 self contained apartments with new front and rear dormer windows, to upper first and second floors**

Applicant: Whitley Properties Ltd, Moscovitch 359 Alexandra Road Gateshead NE8 4HY

Agent: Cummings Architects Ltd, Mr Graeme Cummings 17 Killingworth Drive Sunderland SR4 8QQ

**RECOMMENDATION:** Minded to grant legal agreement req.

#### 1.0 Report Update

1.1 Paragraph 10.6 of the Officer Report sets out that updated comments from the Policy Officer (Urban Design and Conservation) will be reported to Members prior to the committee meeting. These comments have been received and are set out in Section 2 of this addendum.

1.2 The Policy Officer (Urban Design and Conservation) acknowledges that the design of the front dormers has been amended but raises concern that they still require a section of the decorative eaves to be removed.

1.3 While these concerns are noted, Members are reminded that the building is not Listed, included on the Local Register or located within a conservation area. The applicant has advised that the relationship between the windows and guttering line cannot be altered as to do so would result in the window sills being too high. It is officer opinion that the that the benefits of bringing the upper floors back into use outweigh the loss of the eaves course.

1.4 In response to paragraph 2.5 of the comments below the applicant has been asked to update the Proposed Side Elevation Drawing to reflect the submitted section drawing.

1.5 The Policy Officer (Urban Design and Conservation) raises concern that Units 5 and 6 both have a habitable room (study) with no natural light. As set out in paragraph 9.17 of the Officer Report it is officer opinion that the lack of windows is acceptable given the intended use of the rooms.

1.6 A cross section has been provided to show that the proposed dormer windows would achieve a floor to ceiling height of 2.4m, which accords with the Nationally Described Space Standard and Building Regulations.

1.7 It therefore remains Officer opinion that the design and layout of the proposed development are acceptable. Additional conditions are recommended in respect of the rooflights and to control the location of the flues, vents and other utility equipment.

## 2.0 Additional Consultee Comments

### 2.1 Policy Officer (Urban Design and Conservation)

#### 2.2 Recommendations: Further information and/or amendments required

2.3 Comments: Following comments dated 15th July, which objected to the application, revised plans have been submitted.

2.4 The number of dormer windows on the front elevation has been reduced and the dormers are now aligned with the first-floor windows and are generally a more sensitive design. However, the design of the dormer windows still cut into the front wall which requires the removal of sections of the decorative eaves course which are an architectural feature of the building. No justification has been provided for why these damaging alterations to the building are necessary. Changing the design of the eaves course requires introducing a large number of new down pipes which would result in an unnecessary cluttered appearance, detracting from the buildings frontage.

2.5 A roof section has been provided, however this does not clearly show how the proposed design of the dormers would work. The section also does not correspond with the proposed side elevation.

2.6 Four new roof lights are proposed on the front roof slope. These should be flush with the roof slope and this should be conditioned.

2.7 Previous comments raised concerns that the proposed accommodation would result in poor living conditions for some units as units 5 and 6 both have a habitable room with no natural light. These are labelled as a “study” on the floor plan. Having habitable rooms without a window would not be a positive living environment and the rooms would have no ventilation or means of escape in case of fire. Within these units, it is recommended that the layout is revised. If the proposed studies were changed to bathrooms, this would allow existing proposed bathrooms to become part of the open plan kitchen and

living room areas. On the second floor, where accommodation is within the roof space, a cross section should be submitted to show that there is sufficient ceiling heights and useable floor space.

#### 2.8 Suggested Conditions:

- a) Materials of construction
- b) Roof lights to be flush with roof slope
- c) Location of flues, vents, utility boxes and any other utility equipment

#### 3.0 Additional Conditions

All rooflights must be flush fitting.

Reason: To secure a satisfactory external appearance having regard to policy DM6.1 of the North Tyneside Local Plan.

Details of the design and location of all new flues, vents, utility boxes and any other utility equipment must be submitted to and approved in writing by the Local Planning Authority prior to installation. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To secure a satisfactory external appearance having regard to policy DM6.1 of the North Tyneside Local Plan.