



Planning Committee

23 January 2024

Agenda

- 1. TPO, former Deuchars, Backworth
- 2. 66 George Road, Wallsend conversion to HMO
- 3. 102 Laurel Street, Wallsend conversion to HMO
- 4. 245 - 247 Station Road, Wallsend conversion to HMO
- 5. 12 Coronation Street, Wallsend extension and conversion to HMO

- TPO land south of former Deuchars, Backworth

Middle Farm

BACKWORTH LANE

DEUCHARS

Smithy

The
Cottage

T1 T2 T3 T4 T5 T6

14658



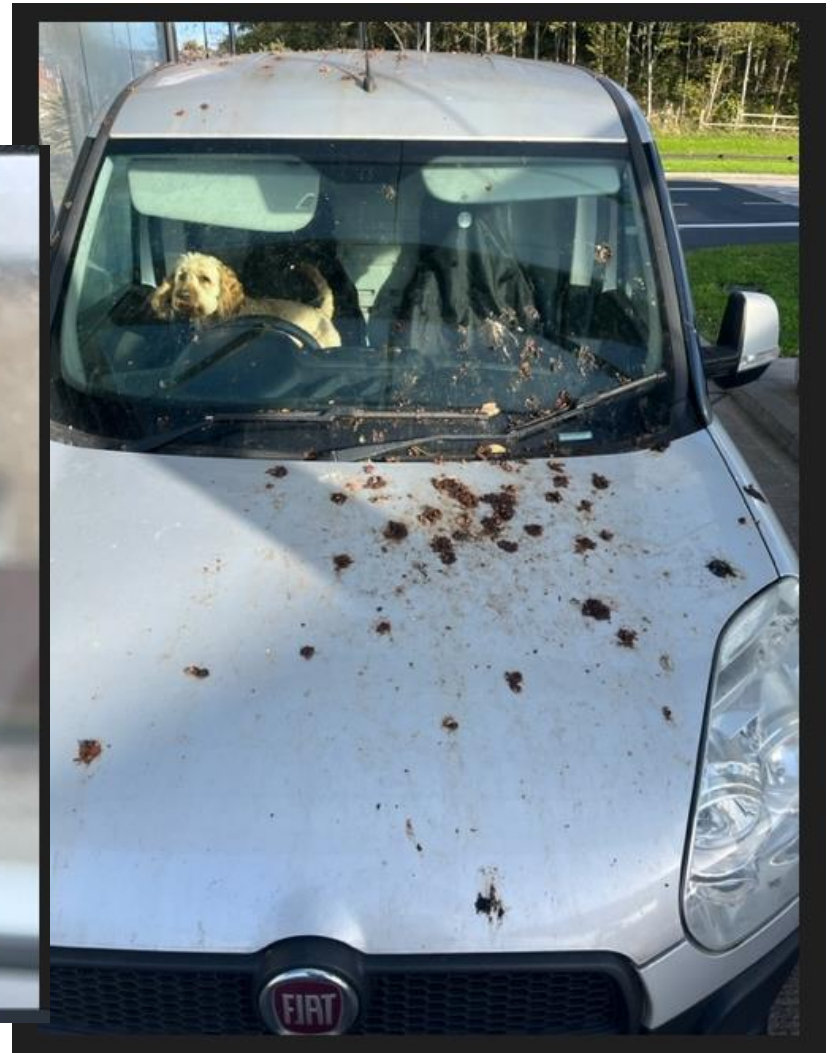
Photo from 2021



Photo from 2021



Photos from objectors

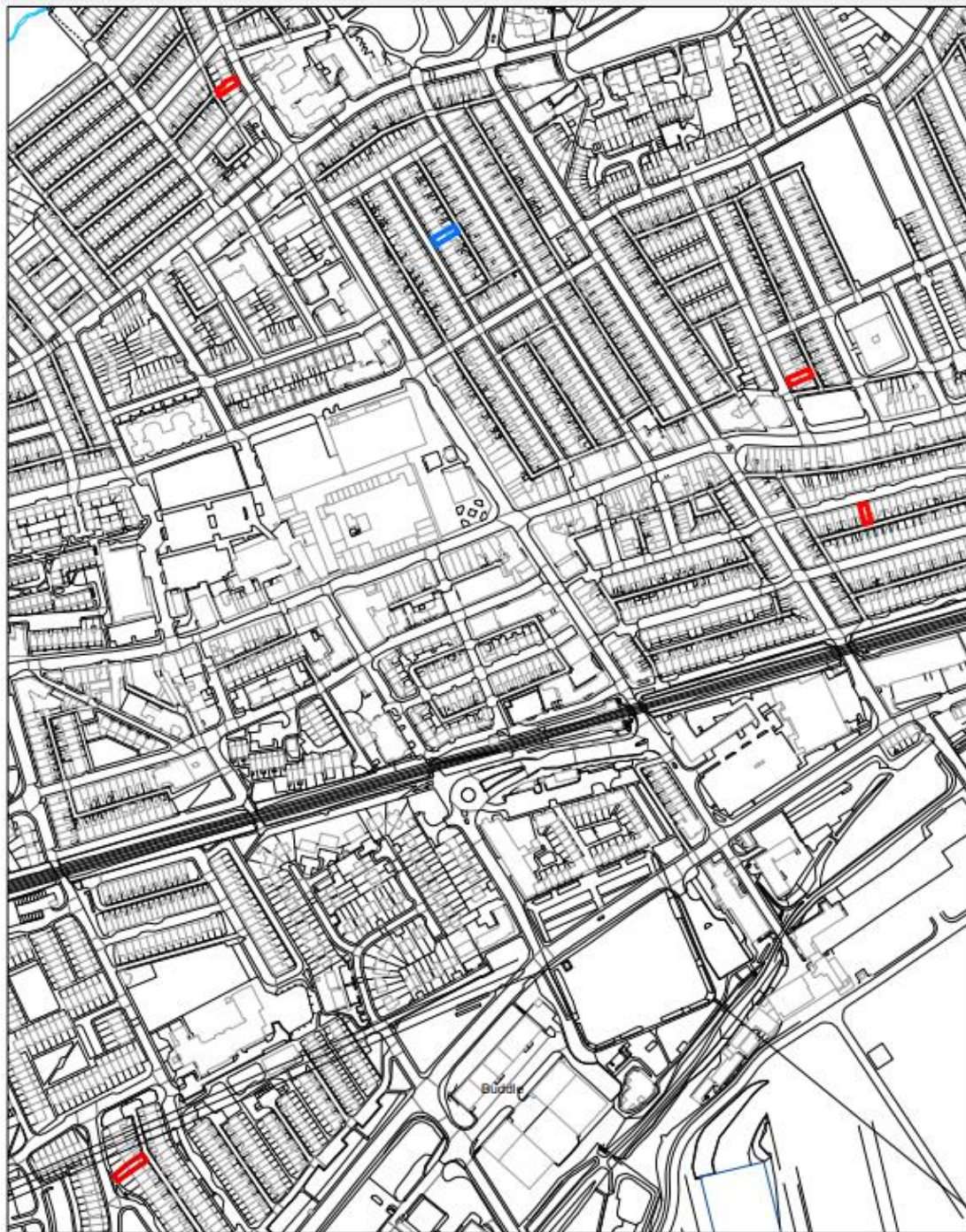


Photos from objectors



23/01410/FUL

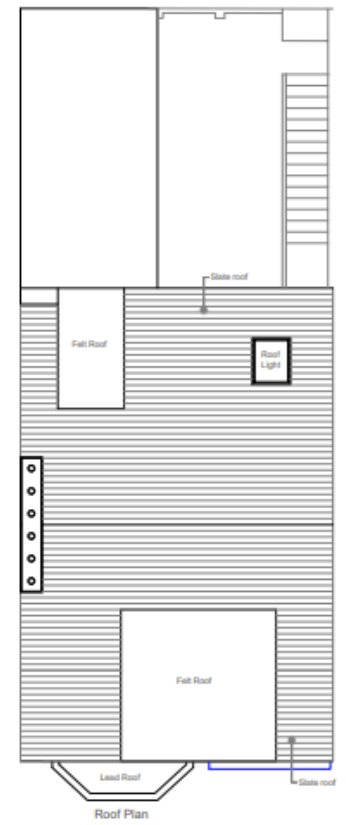
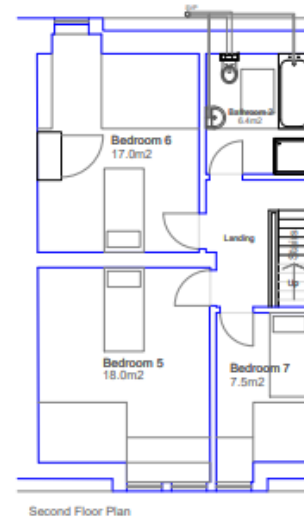
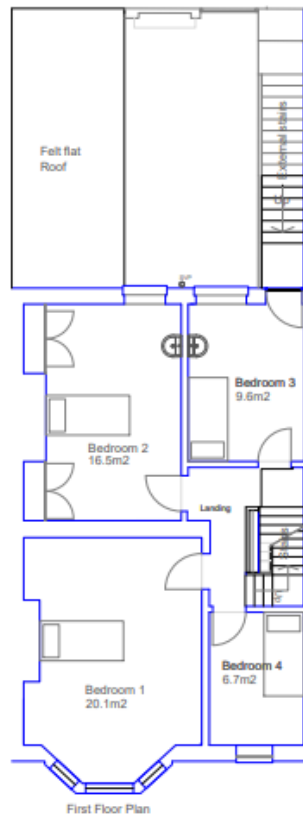
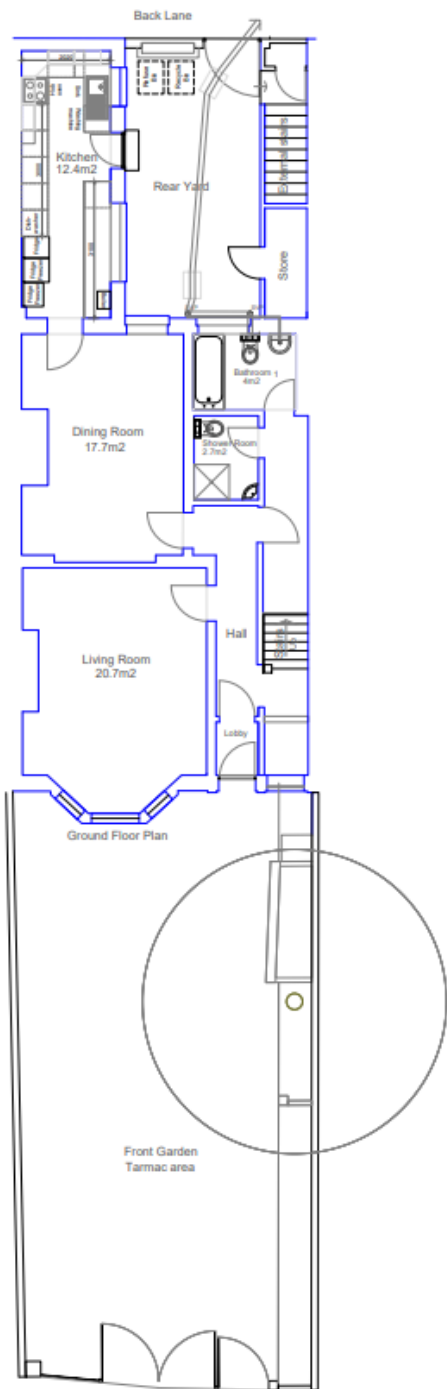
- Location: 66 George Road, Wallsend
- Proposal: Change of use from C3 Dwelling House to Sui Generis (HMO with 6+ bedrooms) - the current dwelling has 7 bedrooms and application seeks permission to change the use of the building to a 8 bedroom HMO
- Applicant: Mr Max Armstrong
- Ward: Wallsend

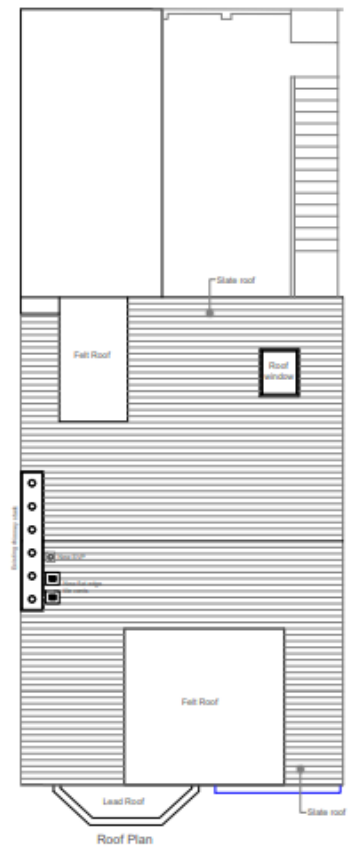
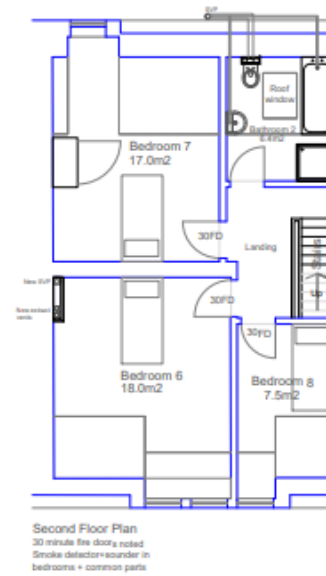
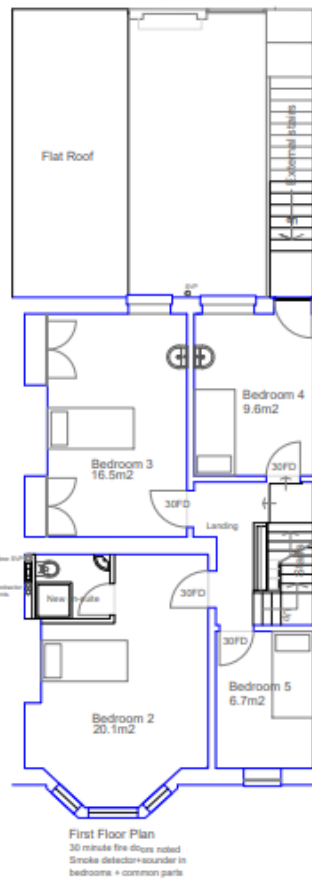
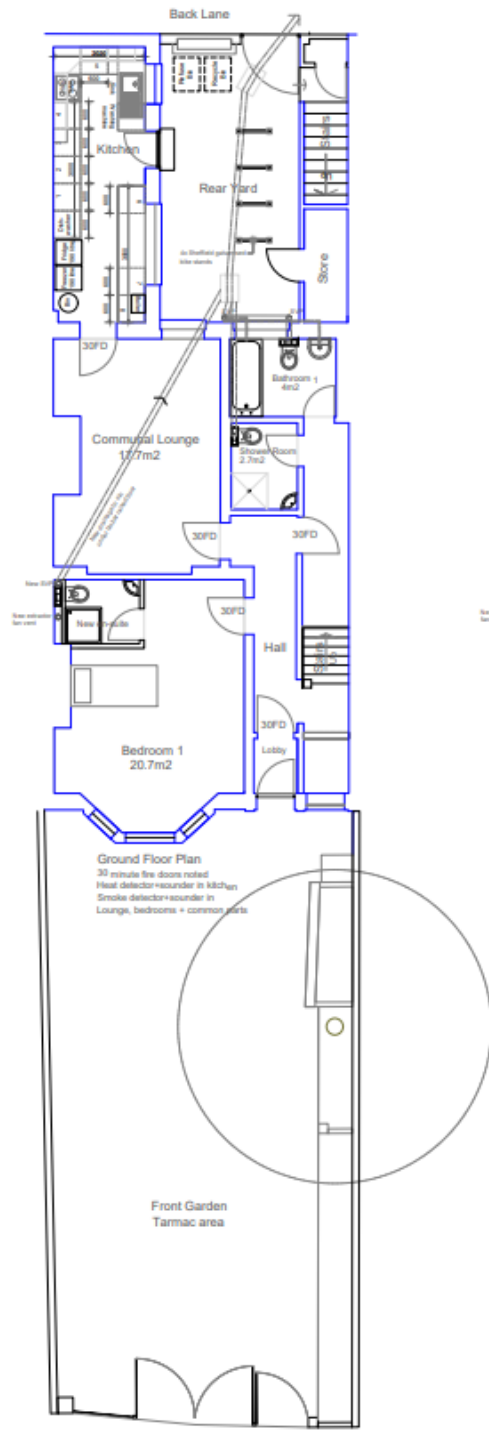


Proposed HMO Sites



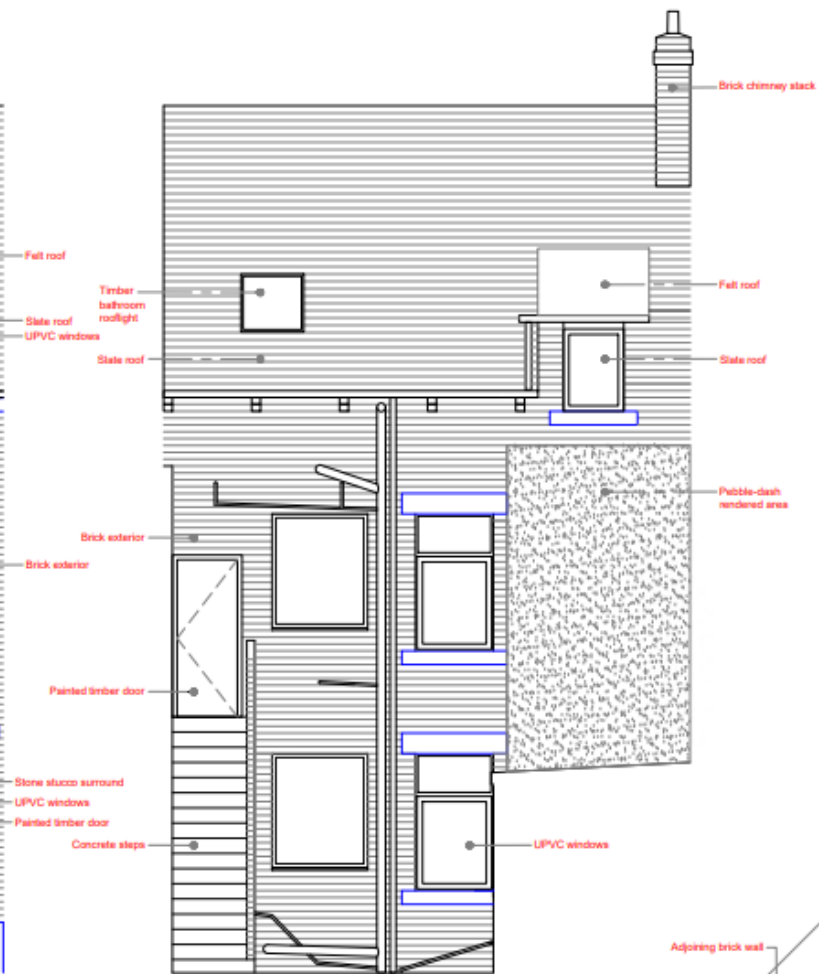




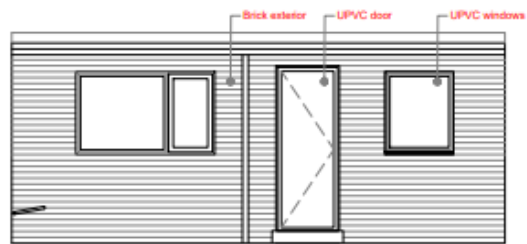




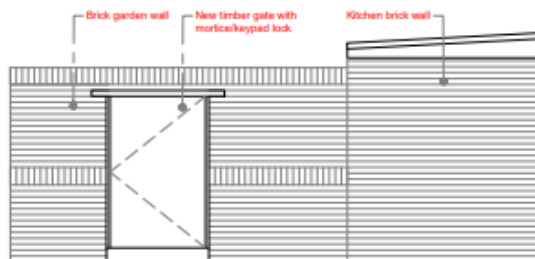
Existing Front Elevation



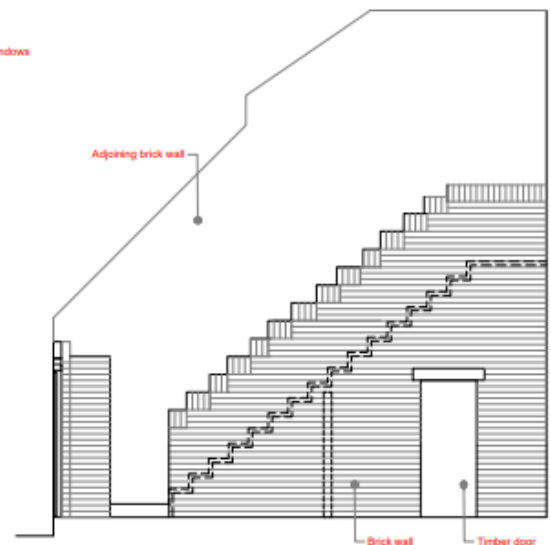
Existing Rear Elevation



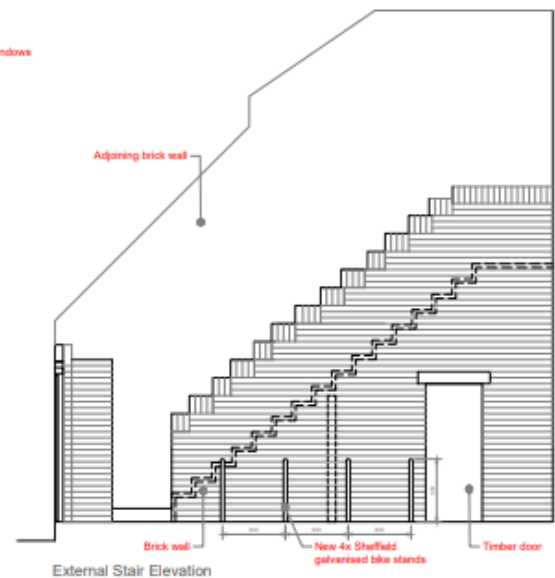
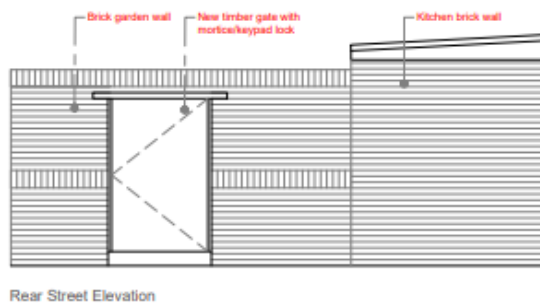
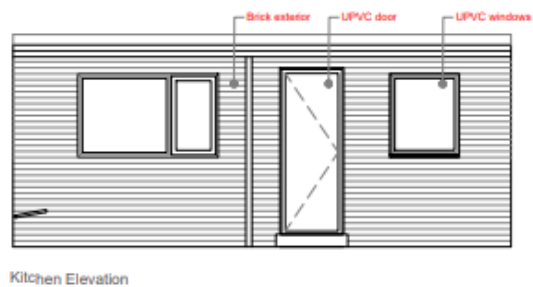
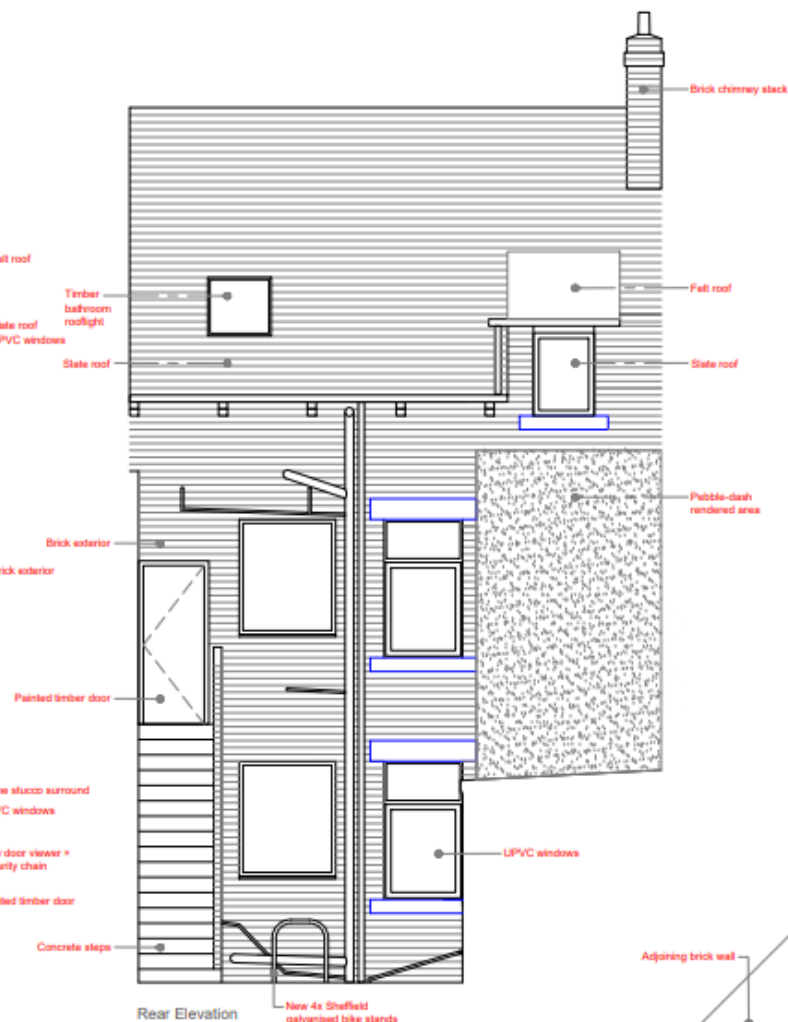
Existing Kitchen Elevation



Existing Rear Street Elevation



Existing External Stair Elevation

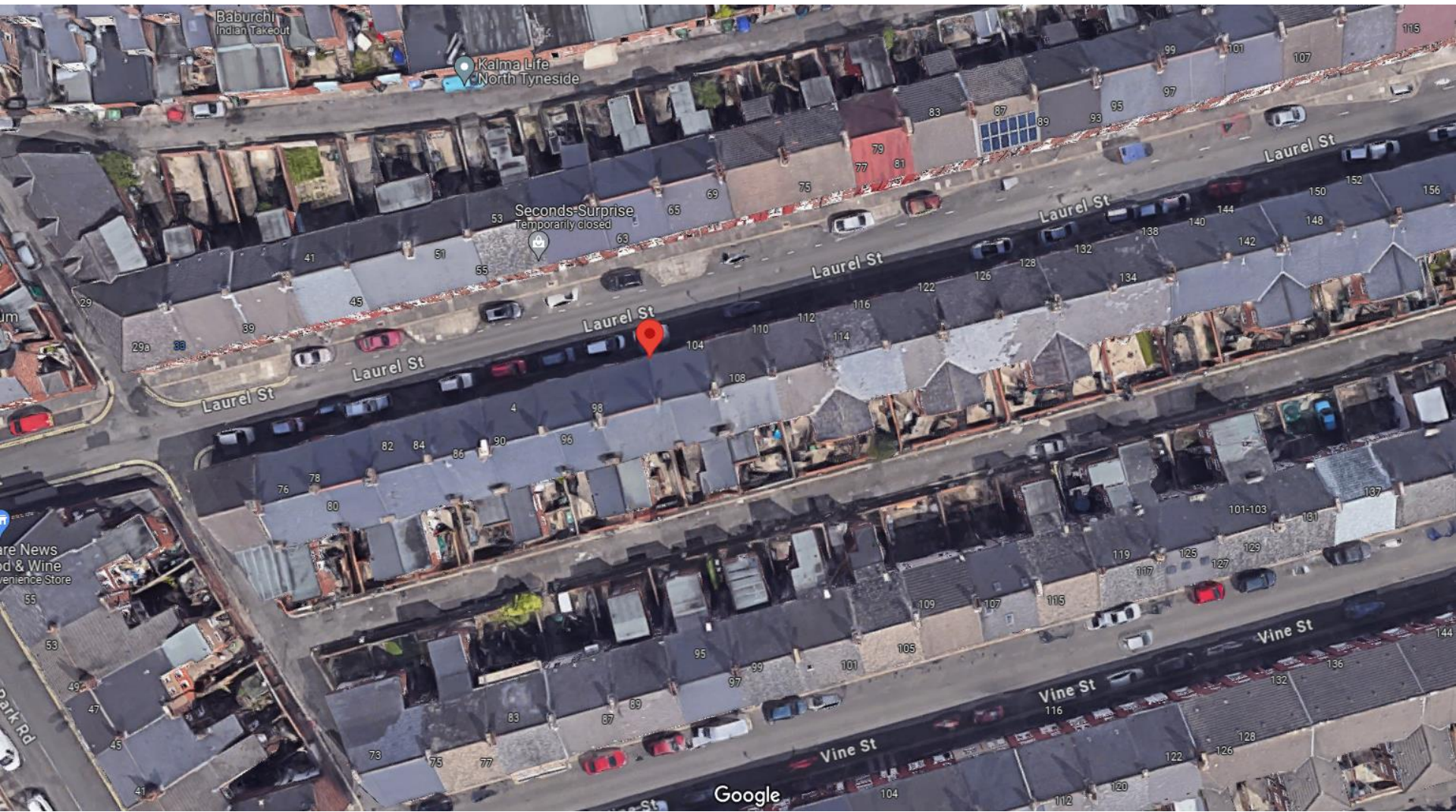


23/01371/FUL

- Location: 102 Laurel Street, Wallsend
- Proposal: Change of Use from 1no Apartments (use class C3) to 1no HMO's (use class C4) comprising of 8no. bedrooms, including loft conversion
- Applicant: Mr Evans
- Ward: Wallsend

CORNER: 11200 0174
CENTRE COORDINATES: 430209 , 566380



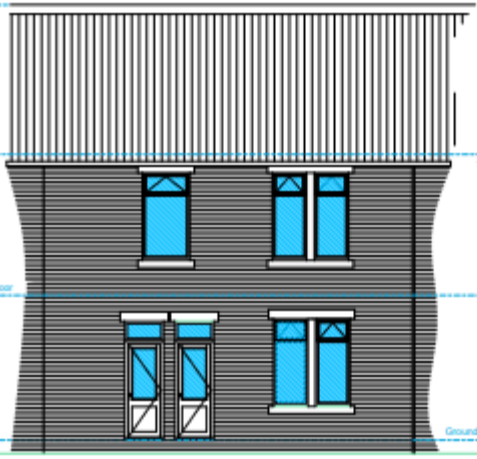


Ridge
17718

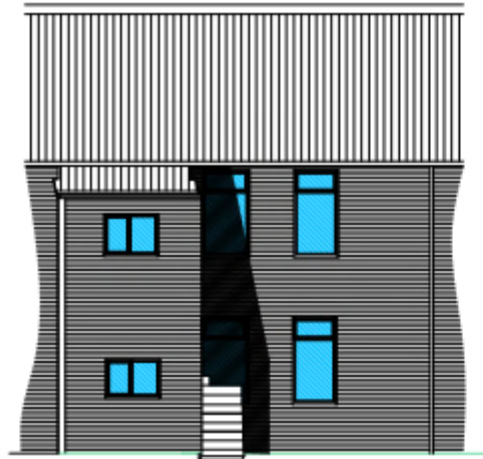
First Floor
11583

Loft
14581

Ground Floor
8525



Existing Front Elevation

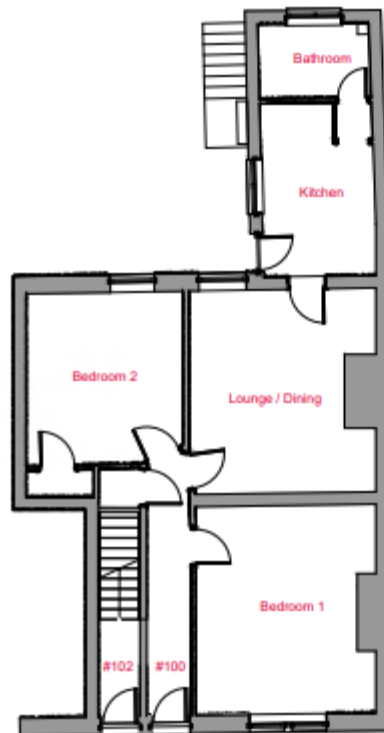


Existing Rear Elevation

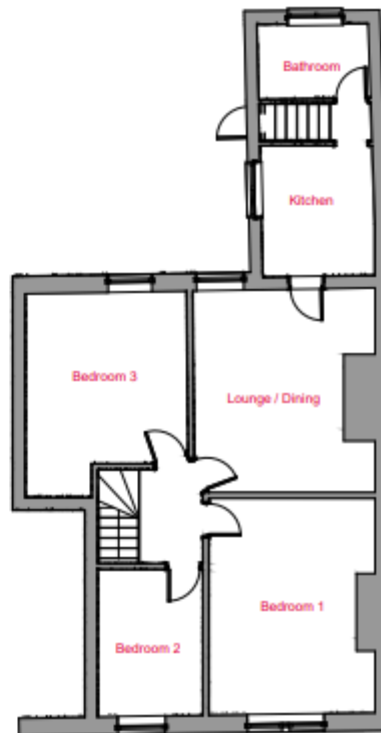


Existing Side (Rear Yard) Elevation

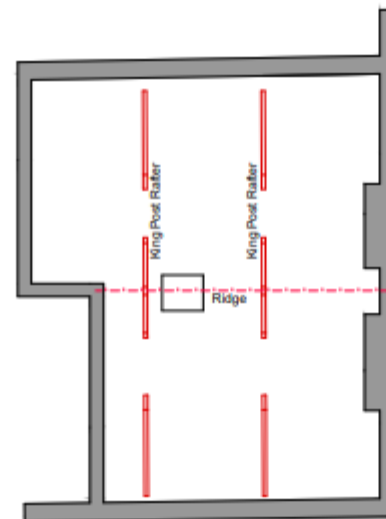
Section 7000



Existing Ground Floor Plan



Existing First Floor Plan



Existing Attic Floor Plan

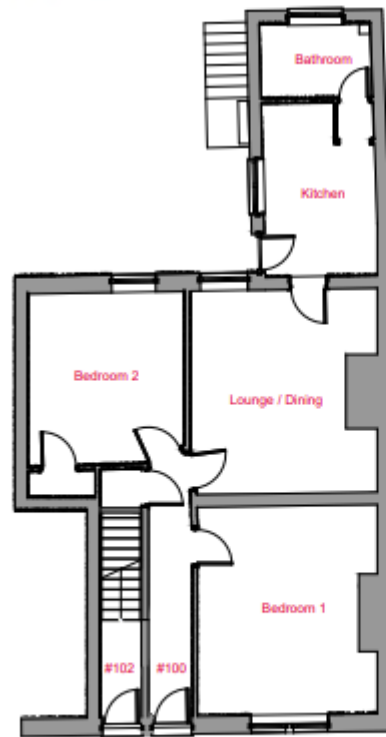


Proposed Front Elevation

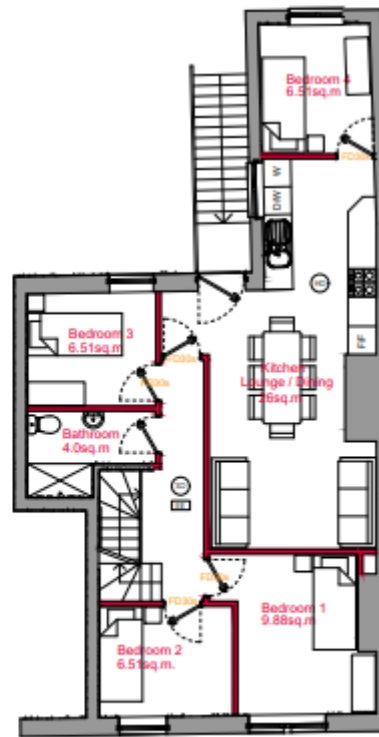
Proposed Rear Elevation

Proposed Side (Rear Yard) Elevation

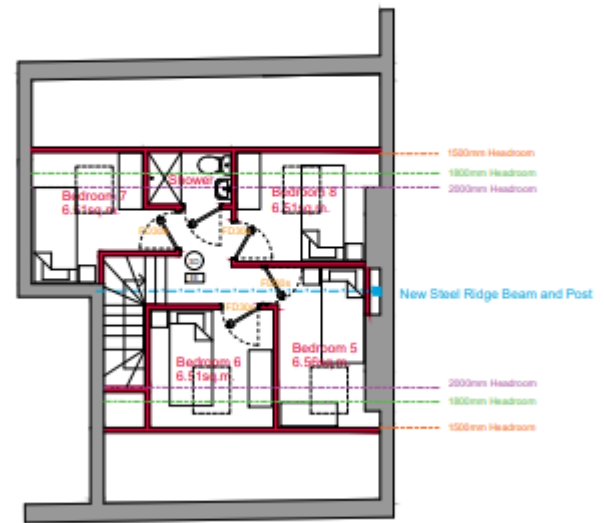
Datum 7900



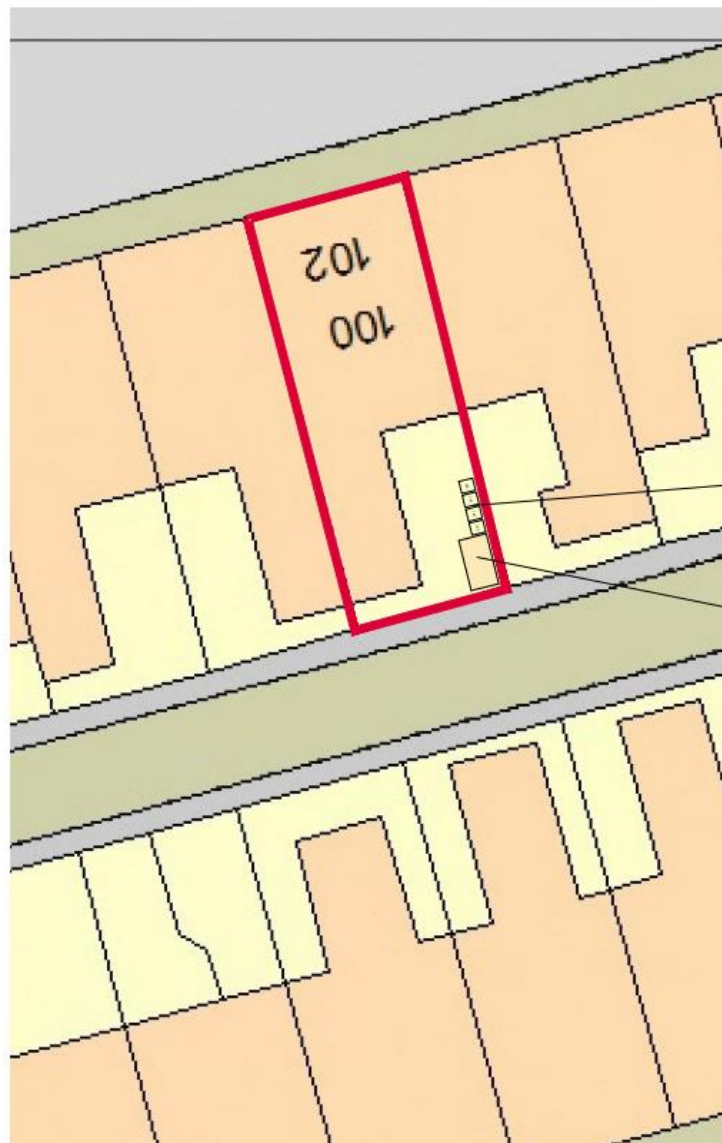
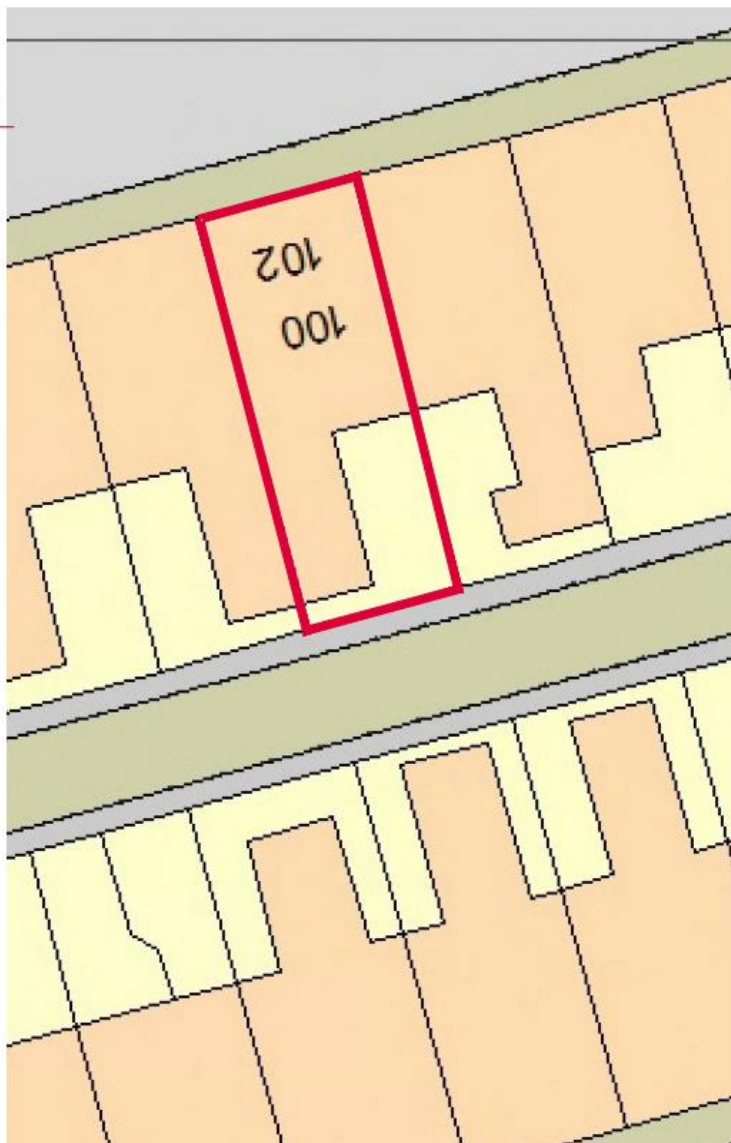
Existing Ground Floor Plan



Proposed First Floor Plan



Proposed Loft Floor Plan



DO NOT SCALE FROM THIS DRAWING.

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2. All dimensions to be verified on site prior to any shop or site works being commenced.
3. Any discrepancies to be reported to the Designer BEFORE any work is put in hand.
4. This drawing must be read in conjunction with relevant consultants and specialist drawings.
5. This drawing must be read in conjunction with the drawings specified.

CDM 2015 - (Refer to Project Health & Safety Information)

HAZARDS

1. Live services adjacent/on site.
2. Excavations - Ground Collapse
3. Handling major components
4. Working at height - falling
5. Machinery & Equipment
6. Ensure all blockwork masonry a minimum crushing strength of 3.0N/mm²
7. The weight of each block must not exceed 20kg

PROPOSED BIN STORAGE

PROPOSED CYCLE STORE - REFER TO DRAWING L023081-005

REV. DATE DETAILS

REVISIONS:



Wardman Brown

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 Cardiff, CF10 1AT
 Tel: 01222 488227
 Email: info@wardmanbrown.co.uk
 www.wardmanbrown.co.uk



CIAT
CHARTERED INSTITUTE OF ARCHITECTS

23/01515/FUL

- Location: 245 - 247 Station Road, Wallsend
- Proposal: Proposed minor alterations to the rear Apartment 245. Proposed Change of Use of Apartment 247 to form an 8 Bed HMO including loft conversion and 4no Roof Windows
- Applicant: Mr Taylor
- Ward: Wallsend

[illegible]

EXISTING ROCK PIAN 1-500

ST AVENUE

353

257
259

ATION ROAD

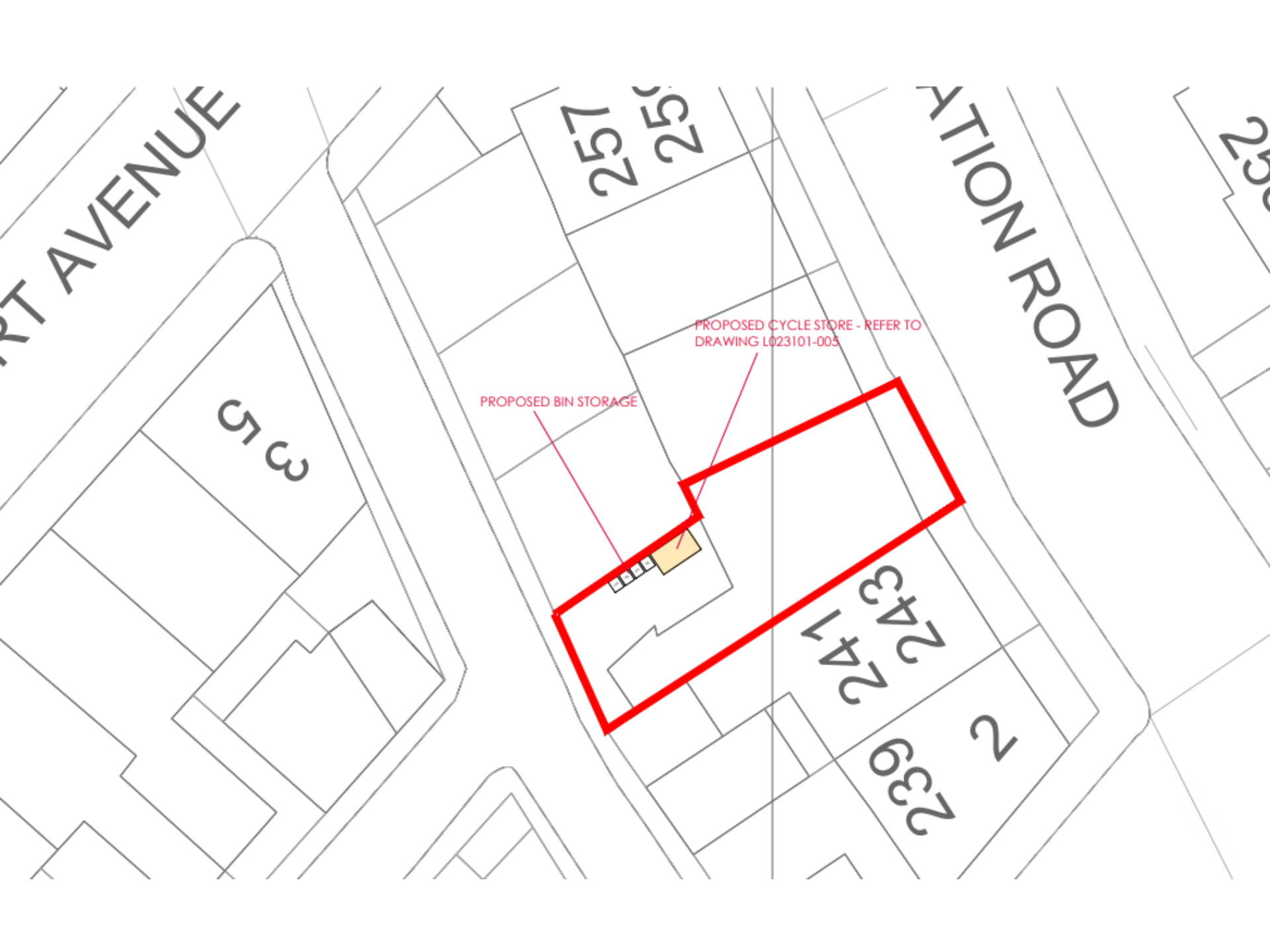
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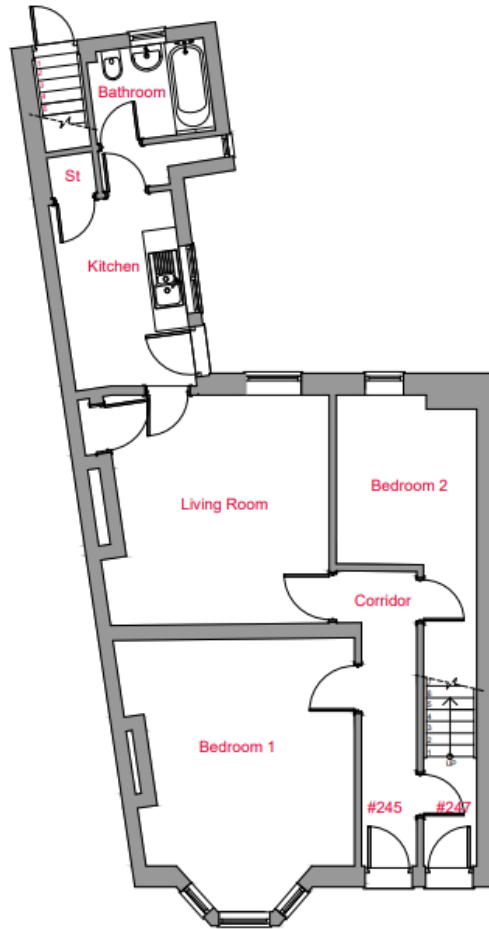
PROPOSED CYCLE STORE - REFER TO
DRAWING L023101-005

PROPOSED BIN STORAGE

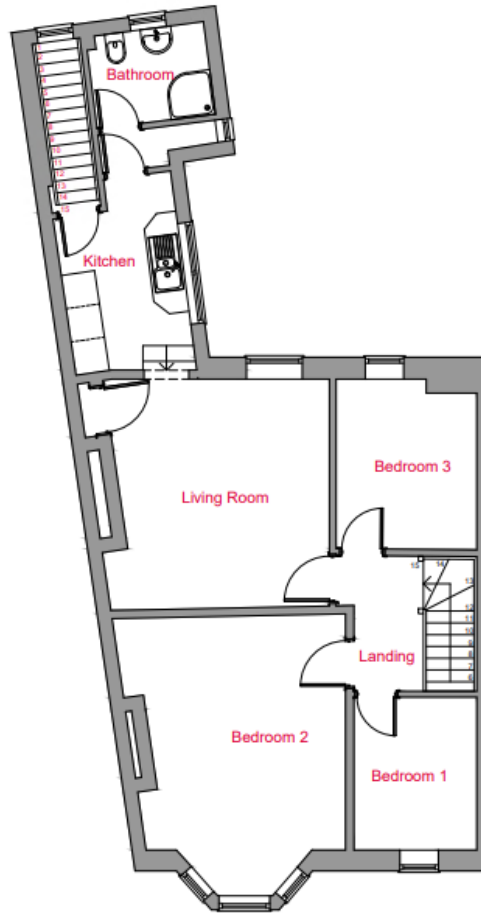
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347

239
2

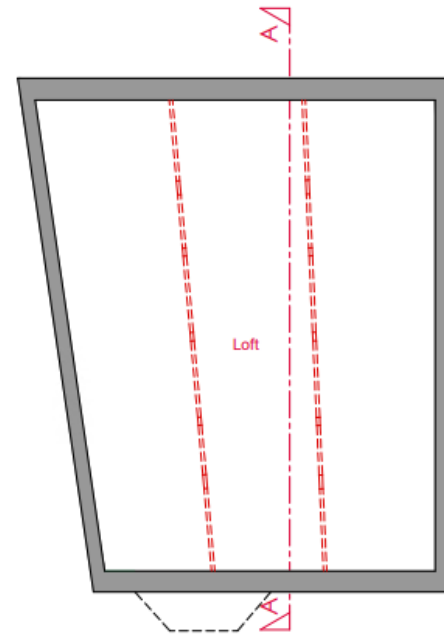




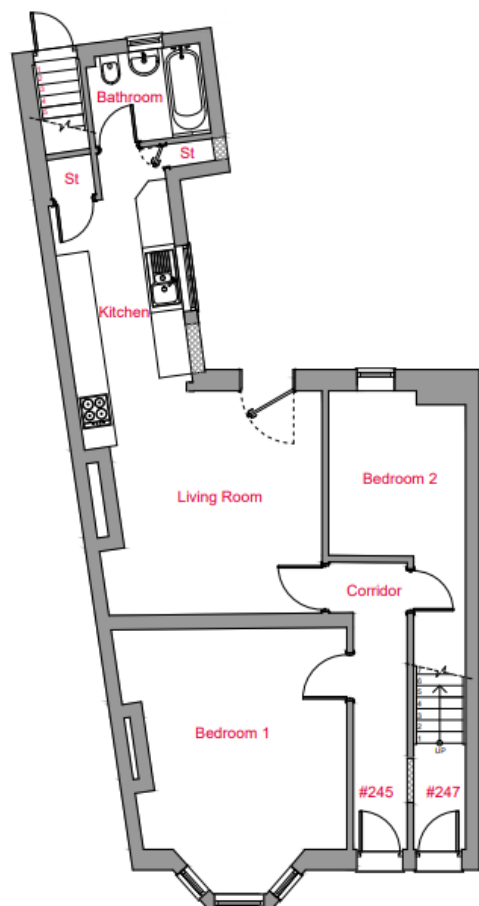
Existing Ground Floor Plan



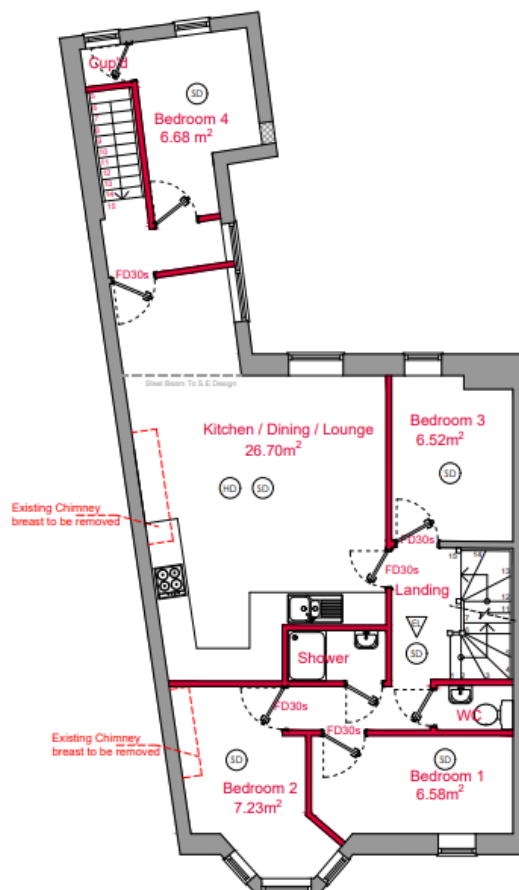
Existing First Floor Plan



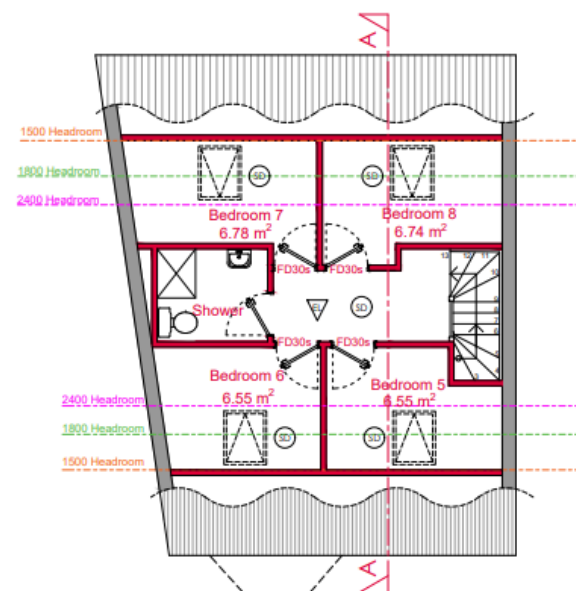
Existing Loft Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

AVENUE

25 2

ION ROAD

353

PROPOSED BIN STORAGE

PROPOSED CYCLE STORE - REFER TO
DRAWING L023101-005

242
342
1

239
2

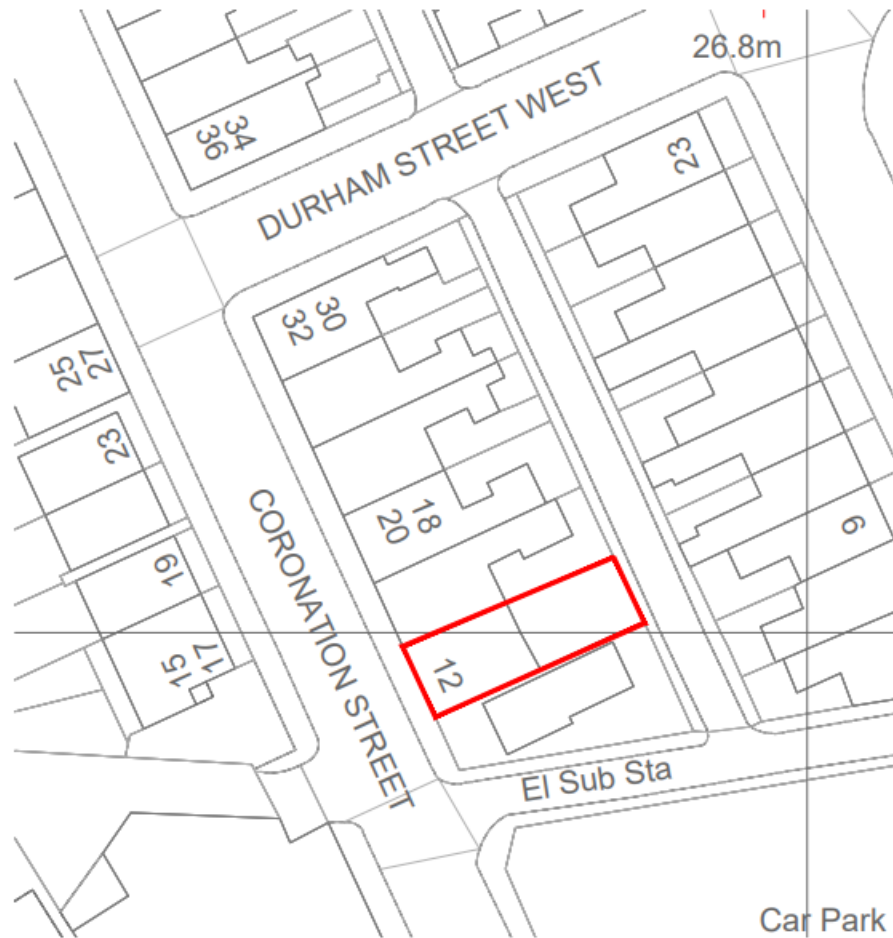


23/01577/FUL

- Location: 12 Coronation Street, Wallsend
- Proposal: Conversion of residential dwelling into 2 HMOs (1no. 4-bed and 1no. 8-bed) with two storey rear extension, loft conversion and external alterations.
- Applicant: Mr Taylor
- Ward: Wallsend

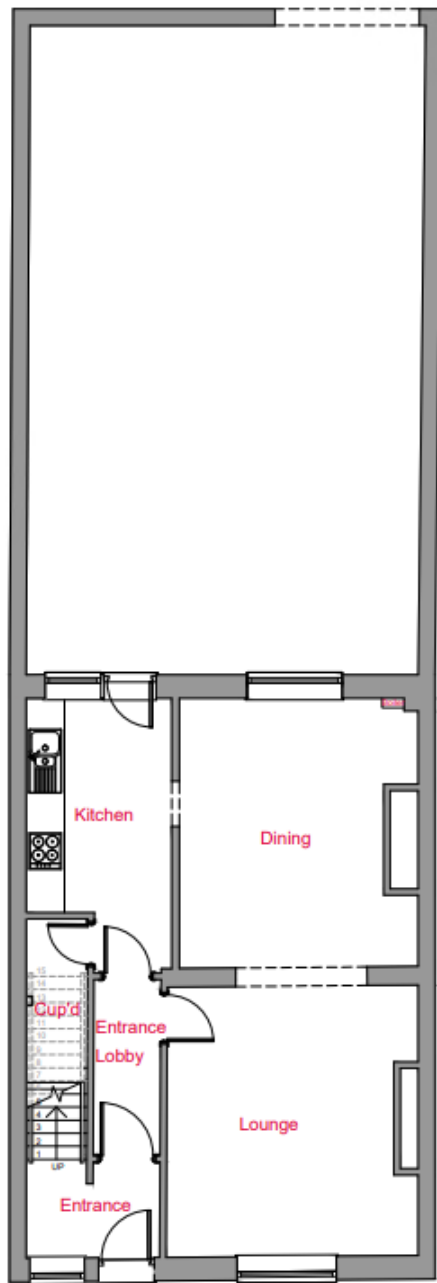


LOCATION PLAN 1:1250

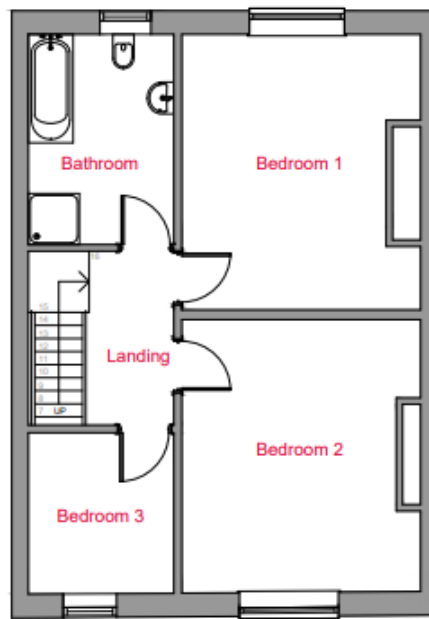


EXISTING BLOCK PLAN 1:500

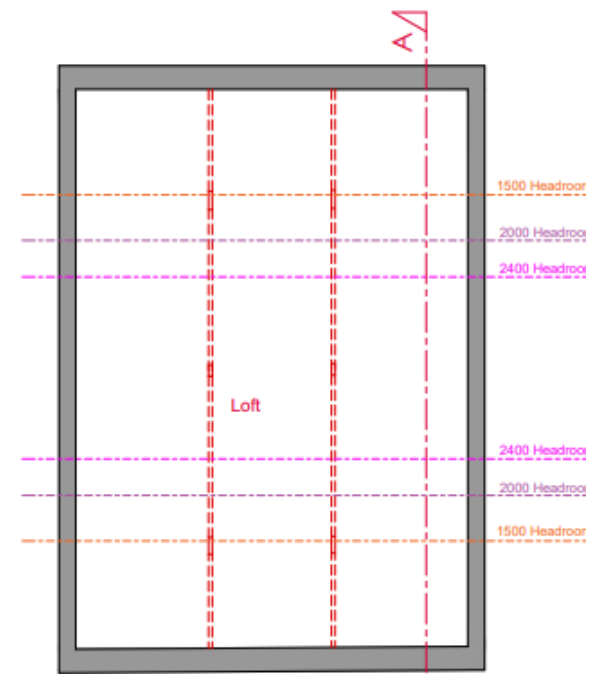




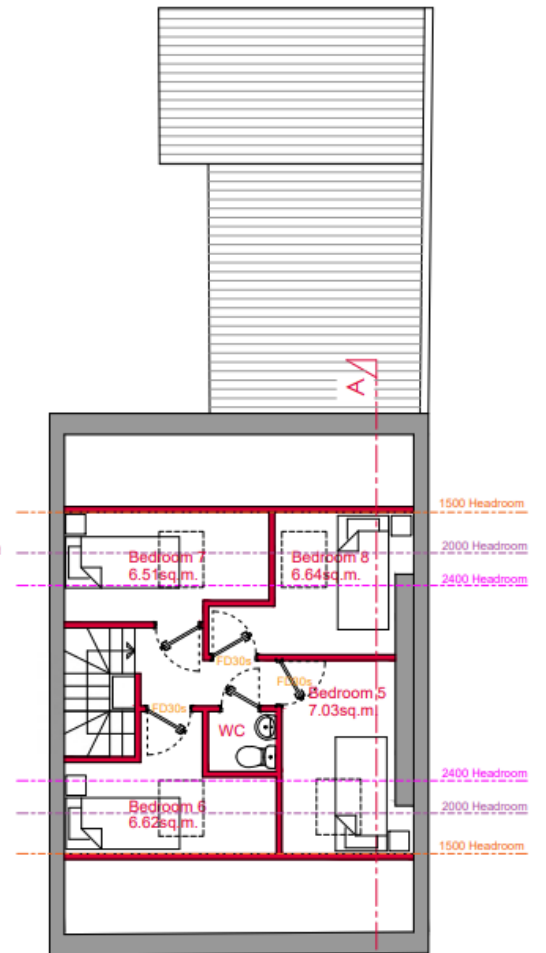
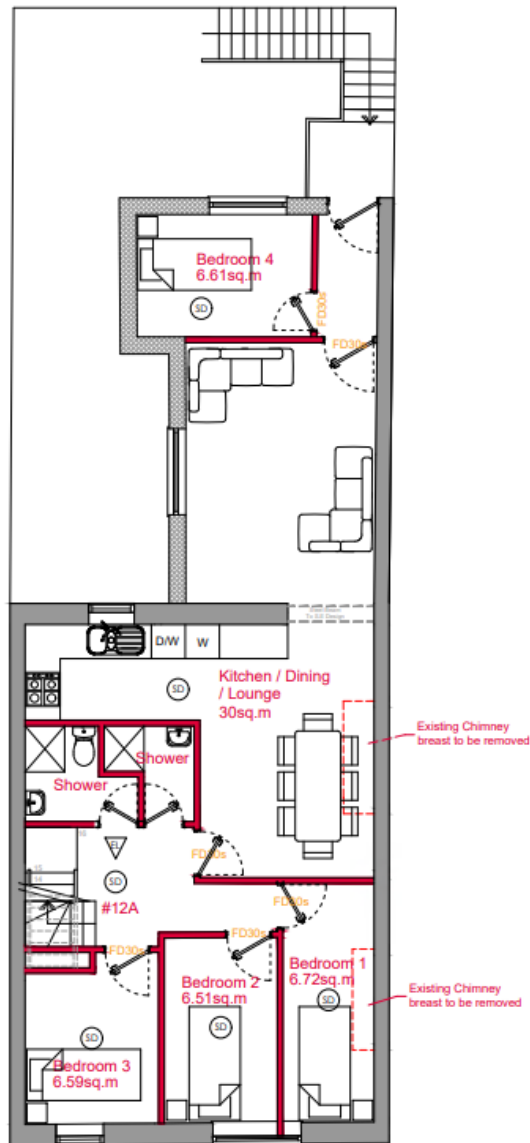
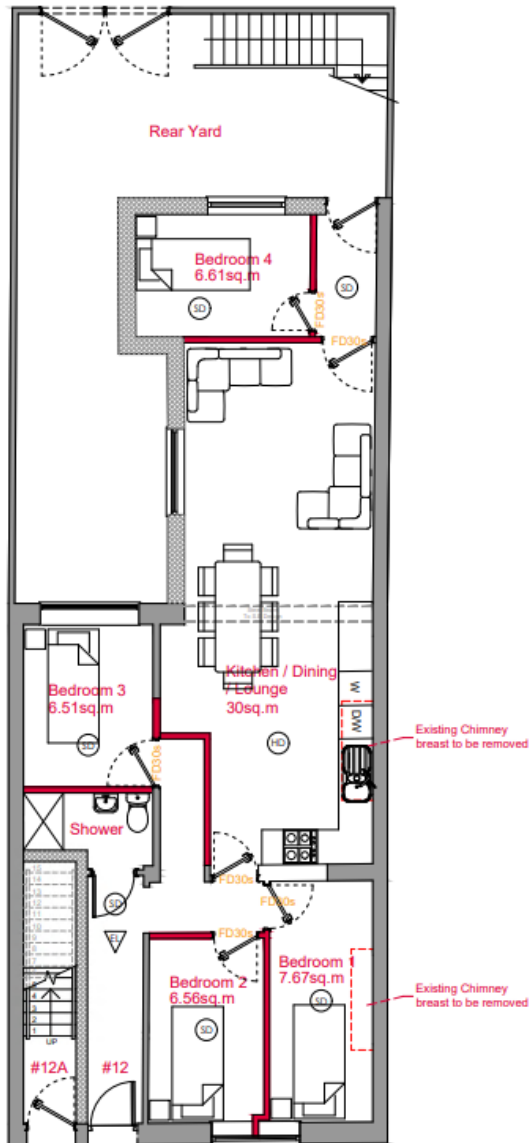
Existing Ground Floor Plan

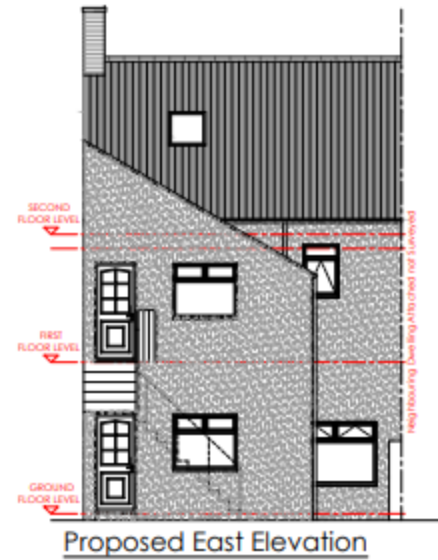
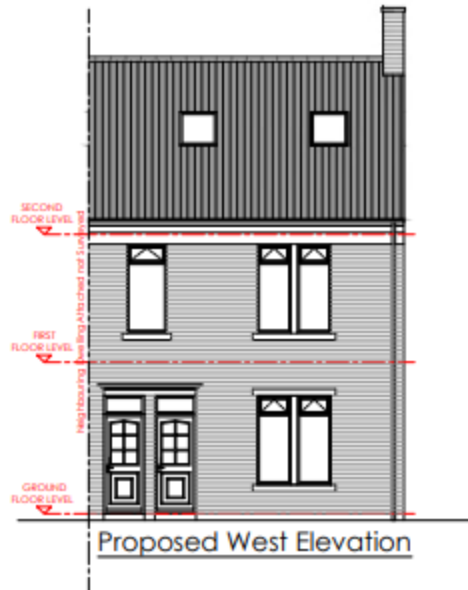


Existing First Floor Plan



Existing Loft Floor Plan





NOTES:

GENERAL SCALE:

1. This drawing is in accordance with the Building Regulations.
2. All dimensions are in millimeters unless stated otherwise.
3. Any discrepancies are to be resolved by the architect.
4. This drawing must be used in accordance with the Building Regulations.
5. This drawing must be used in accordance with the Building Regulations.

CODE 2011 - (Refer)

REMARKS:

1. Use services as shown.
2. Excavations as shown.
3. Retaining wall as shown.
4. Retaining wall as shown.
5. Excavations as shown.
6. Excavations as shown.
7. The weight of the building is not shown.



2011-2012-2013

REVISIONS:



CLIENT:

Red Bull

PROJECT:

Proposed Alteration

2011-2012-2013

REVISIONS:

2011-2012-2013

REVISIONS:

2011-2012-2013

REVISIONS:

2011-2012-2013

REVISIONS:

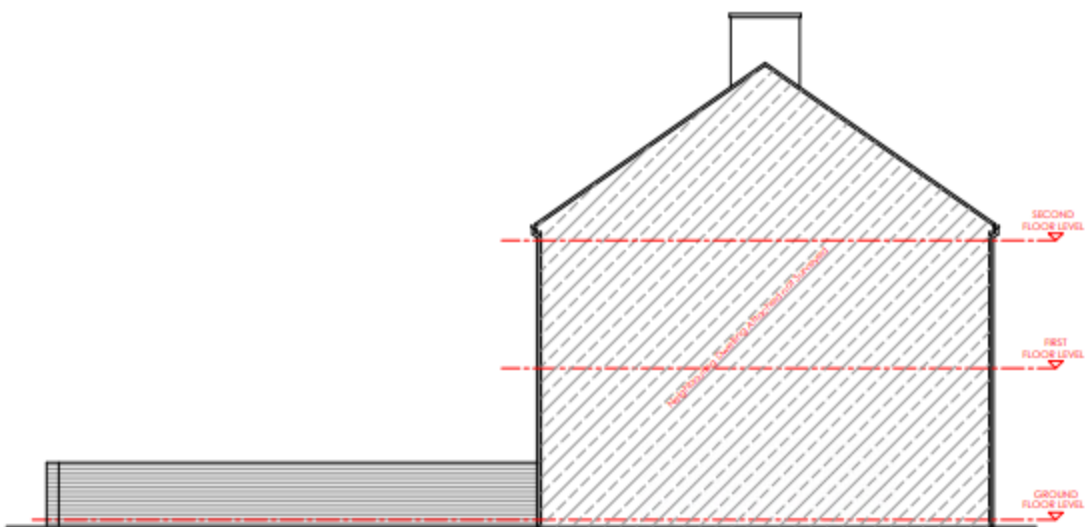
2011-2012-2013

REVISIONS:

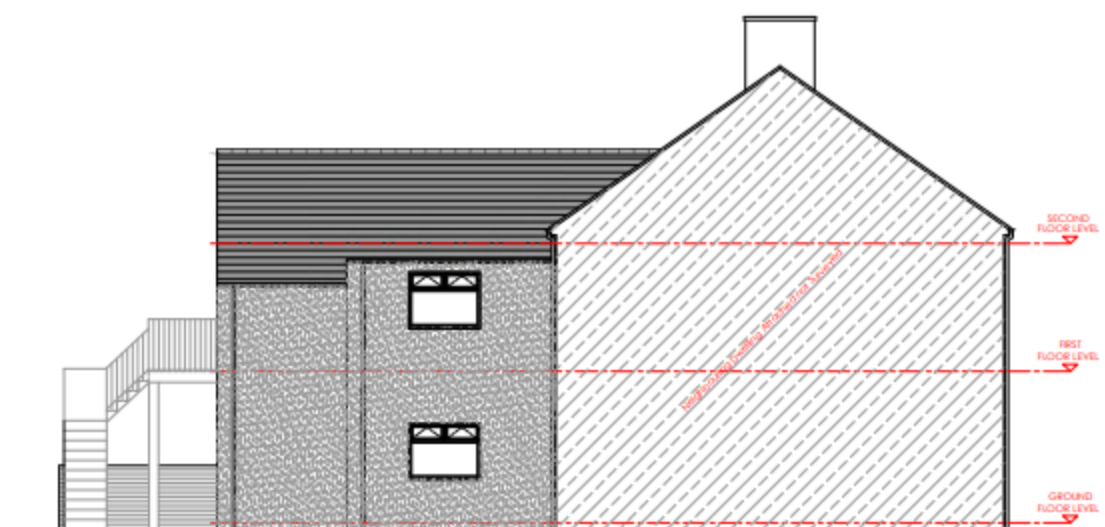
2011-2012-2013

REVISIONS:

2011-2012-2013



NO	REV
1	Rev
2	Rev
3	Rev
4	Rev
5	Rev
6	Rev
7	Rev



NO	REV
1	Rev
2	Rev
3	Rev
4	Rev
5	Rev
6	Rev
7	Rev



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2. All dimensions to be verified on site prior to works being commenced.
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CDM 2015 - (Refer to Project Health & Safety)

HAZARDS

1. Live services adjacent/on site.
2. Excavations - Ground Collapse
3. Handling major components
4. Working at height - Falling
5. Machinery & Equipment
6. Ensure all blockwork HSW a minimum strength of 3.5N/mm²
7. The weight of each block must not exceed 1.5kN

PROPOSED CYCLE STORE - REFER TO DRAWING L023100-006

PROPOSED BIN STORAGE

REV. DATE. DETAILS

REVISIONS:

