

ADDENDUM (22.09.22)

Application No:	21/00174/FUL	Author:	Julia Dawson
Date valid:	19 January 2021	☎:	0191 643 6314
Target decision date:	20 April 2021	Ward:	Whitley Bay

Application type: full planning application

Location: 1 - 2 East Parade Whitley Bay Tyne and Wear NE26 1AW

Proposal: Demolition of existing building and erection of residential development comprising 19no. 2-bed apartments, with associated vehicular access, landscaping and other associated works (Revised Plans Submitted Uploaded 27.07.22)

Applicant: North Eastern Holdings Ltd, C/o Agent

Agent: Lichfields, Mr Michael Hepburn Saint Nicholas Building Saint Nicholas Street Newcastle Upon Tyne NE1 1RF

RECOMMENDATION: Minded to grant subject to legal agreement.

INFORMATION

Internal Consultees

Design Officer

Following comments dated 17th February 2021, 14th March 2022 and 19th August 2022, which raised concerns with the application, the scheme has been revised and further information submitted. Comments on the outstanding issues are set out below:

a) Bike and bin stores

Bike and bin stores have now been removed from the front gardens of units facing onto East Parade. This is acceptable.

b) Roof top balustrade

The glass and metal balustrades associated with the roof top is now set back to reduce its visibility from street level. The set back is also now clearly shown on the floor plans. This is acceptable.

Conclusion

The application has addressed the outstanding issues and is acceptable subject to the recommended conditions below.

Suggested Conditions:

- a) Materials of construction
- b) Boundary walls and fences
- c) Hard surfacing
- d) Landscape works implementation
- e) Location of flues, vents, utility boxes and any other utility equipment

Representations

1no. additional objection, set out below:

The new design differs little to the previous submission and does not address my previous objections. As such I object based on the same grounds.

I object to the proposed design of this development. The parking provision at the minimum will result in 19 more cars using North Parade for access at peak times. The developers and councillors will be aware that it is likely that there will be more than one car per dwelling and that overflow will occur. At present the parking in the WB3 zone is already crowded, especially at weekends due to the pay and display available to visitors. Even if this results in the predicted 19 extra vehicles, this does not take into account the loss of the parking for Seaview Nursing Home which provides parking spaces for staff and visitors. These additional vehicles will overflow into street parking in an already congested parking zone.

By connecting the new design to Seaview there will be significant reduction in daylight and sea views for residents on North Parade and Ocean View. Approximately 11 properties benefit from the unobstructed view between these two buildings at present. Removing this view will result in damage to saleability and value of such properties that can no longer claim this valuable aspect as a benefit.

The design of the new development is not in keeping with the surrounding area, notably the old Rex Hotel and the Promenade. An example of a development that maintains a sympathetic approach to the local architecture is Turknaz restaurant. I see no reason to design the new development in such a brutalist fashion other than to accommodate as many apartments as possible. The development of the junction of Park Avenue and The Promenade is an example of another sympathetic regeneration of an otherwise derelict plot.

While I object to the current design, I do agree that the redevelopment of this plot is needed and I look forward to reviewing the next revised submission.