



South Tyneside Council

Reference: 260115

Location: 12 Surrey Street

Jarrow

NE32 5SB

Ward: Monkton

Application documents and plans can be found here <https://planning.southtyneside.info/MVM/Online/DM/DocumentViewer.aspx?searchType=Planning%20Application&PK=887098>



Description:	Change of use from Class C3 Dwelling House to Class C4 six-bedroom house in multiple occupation
Applicant:	Mr Andrew Faber
Agent:	Vaughan Architecture
Reason for bringing the application to Planning Committee:	Representation has been received from a ward member
Recommendation:	Grant Permission with Conditions
Case Officer:	Adam Williamson
Case Officer Contact No.:	0191 4247434 or 07741120747

List of neighbour representation addresses:

Cllr Kilgour (Fellgate and Hedworth)- Refer to Planning Committee

Objections

15 Armstrong Avenue, South Shields
 23 Bede Burn Road, Jarrow x2
 39 Bede Burn Road, Jarrow
 41 Bede Burn Road, Jarrow
 45 Bede Burn Road, Jarrow
 92 Breamish Street, Jarrow
 20 Elberfeld Court, Jarrow x2 (separate people)
 45 Elberfeld Court, Jarrow
 7 Kent Street, Jarrow
 15 Kent Street, Jarrow x2 (separate people)
 46 Kent Street, Jarrow
 1 Kent Villas, Jarrow
 2 Kent Villas, Jarrow
 35 Park Road, Jarrow x2
 8 Prince Consort Road, Jarrow
 49 Regent Road, Jarrow
 37 Rickgarth, Gateshead x2
 2 South View, Jarrow
 7 South View, Jarrow
 5 Suffolk Street, Jarrow
 8 Suffolk Street, Jarrow
 9 Suffolk Street, Jarrow
 13 Suffolk Street, Jarrow
 16 Suffolk Street, Jarrow
 20 Suffolk Street, Jarrow
 22 Suffolk Street, Jarrow (x2 - separate people)
 3 Surrey Street, Jarrow
 4 Surrey Street, Jarrow x5
 6 Surrey Street, Jarrow
 10 Surrey Street, Jarrow
 14 Surrey Street, Jarrow x4
 15 Surrey Street, Jarrow
 17 Surrey Street, Jarrow x2
 52 Wansbeck Road, Jarrow (x2 - separate people)

171 Wansbeck Road, Jarrow

All of the issues raised are summarised in the body of the report

Description of the Site

1. The application site consists of a semi-detached property located on Surrey Street, Jarrow. The northern side of Surrey Street is made up of 3 pairs of Victorian semi-detached dwellings, constructed from red brick with bay windows to the ground floor and slate roofs. The front highway elevations of these dwellings all appear very similar in appearance, with front gardens containing a driveway and garages provided to the side of the dwellings.
2. To the southern side of Surrey Street is a pair of Victorian semi-detached dwellings, and 4 no. modern detached dwellings. To the north of the application site are the rear of the dwellings facing onto Kent Street. To the east are 3 no. retail units on Bede Burn Road. To the west of Surrey Street is West Park. West Park was donated to the people of Jarrow by Sir Walter and Lady Northbourne James in 1876.
3. Both sides of Surrey Street are covered by a double yellow line Traffic Regulation Order and the street forms part of a one-way traffic gyratory encompassing Surrey Street, Park Road, Kent Street and Bede Burn Road.

Description of the Proposal

4. Planning permission is sought for the change of use of the dwelling (use class C3) to form a small house in multiple occupation (use class C4) consisting of 6 ensuite rooms sharing a kitchen/dining area. A rear conservatory has been demolished to create a larger rear outdoor amenity area.
5. The ground floor would contain 2 no. ensuite bedrooms and a shared kitchen and dining area utilising existing openings. The existing garage would be utilised for covered bicycle storage.
6. The first floor would contain 4 no. ensuite bedrooms and would use existing openings.
7. This planning application has been submitted following the making of an immediate Boroughwide Article 4 Direction by the Council in late 2025 to remove permitted development rights for the material change of use of Class C3 dwellinghouses to Class C4 small HMOs. Prior to the coming into force of the Article 4 Direction it would not have been necessary to obtain planning permission from the Council for the proposed change of use of the property.

Relevant Planning History

8. 250708 Change of use from Class C3 Dwelling House to Sui Generis eight-bedroom house of multiple occupation. New 1st floor window to east gable. Refused 12/01/2026

Summary of Consultation Responses

Environmental Health (HMO licensing)

9. This property will require an HMO licence due to the number of proposed occupants. Room sizes on the plans appear to meet the required space standards.
10. The nearest licenced HMO to this property is 45 Wansbeck Road which is approximately 420 metres away.

Community Safety Team

11. No objections.

Highway Authority

12. SPD6 Car Parking Standards for HMO schemes in urban areas require 1 space per 5 units for residents, plus 1 space per 5 units for visitors. One parking space is shown to be provided in-curtilage associated with the development, which would assist in providing some provision on site.
13. Given that the HMO use is likely to generate similar or less traffic than the existing residential dwelling use, based on HMO Parking Standards in SPD6, the Highway Authority would have no objections to the scheme as proposed. No adverse impact of parking on the public highway is envisaged because of the development given the parking restrictions in the area.
14. A car parking condition will be required to be imposed on any consent granted requiring retention of a single parking space on site, in accordance with the approved details.
15. Minimum cycle parking standards for HMO proposals in urban areas require 1 space per unit for residents, plus 1 space per 5 units for visitors. In-curtilage cycle parking identified within the submission shows the necessary provision and complies with SPD6 cycle parking standards.
16. Any planning consent granted is required to include a planning condition that includes for the cycle parking provision for 10 bikes to be provided in accordance with the submitted details, and thereafter for the retention of the cycle parking bays.
17. Refuse storage is shown within the site curtilage and is acceptable in respect of Highways Development Management interests.

Northumbria Police

18. Northumbria Police have reviewed and the reduction in number of rooms from 8 to 6 will help with the issue of parking. However, our previous comments with regard to the parking issues in the area still stand, that with the parking restrictions in the area residents will have to park a distance away from the dwelling causing parking issues in the surrounding streets.
19. The development still only has one communal area in the kitchen, and even with the reasonable room size the residents will only have private areas to live in, we would recommend that a new communal area is added into the plan to allow the residents to

socialise in the dwelling and improve the quality of life and have a neutral space for any inter resident conflict or domestic situations.

20. We would recommend that the development is single occupancy for the rooms and let to same sex occupants to reduce as much as possible any VAWG incidents (Violence against Women and Girls). We recommend this under NPPF section 96 (C) and 135 (F), to promote a healthy and safe environment in the development.
21. Because of these concerns Northumbria Police would recommend that the overall lay out of the HMO is reviewed and more communal internal space is provided to allow the residents more social interaction and an improved quality of life.

Housing Strategy Team

22. No comments received.

Summary of Representations

23. The application has been publicised in the local area.

Representation from Cllr Kilgour (Fellgate and Hedworth ward)

24. If officers are minded to recommend approval of the application, then I would like to request that it be referred to Planning Committee as I have concerns about the level of occupancy and its potential impact on the amenity of the area. If officers are minded to refuse permission I would be content for officers to determine the application.

Neighbour comments

25. There have been 50 letters of objection, and 1 petition objecting to the development received. The petition has 456 signatures at the time of writing this report. The objections can be summarised as follows
 - Increased crime/ safety implications
 - Waste storage appears inadequate
 - Loss of privacy/ overlooking to neighbours
 - Lack of parking/ highway safety
 - Increase in noise and disturbance
 - Strain on local services
 - Overdevelopment/ overcrowding of the dwelling
 - Fire safety implications
 - There is a school and park nearby
 - Devaluation of neighbouring properties
 - Who is the applicant/ agent/ site owner?
 - How will the HMO be managed?
 - Over concentration of HMO's in the area
 - Inadequate amenity space for residents of the HMO
 - Detrimental to the character of the street and surrounding area
 - Loss of a family home
 - Who would occupy the HMO?
 - Insufficient neighbour notification has been undertaken
 - The site is near a nursery and Schools

Relevant planning policy

26. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.
27. The statutory development plan comprises the Council's adopted Local Development Framework (LDF) development plan documents. Those LDF documents of relevance to this application comprise of the Core Strategy 2007 (CS), and a Development Management Policies Development Plan Document 2011 (DMP).
28. The following LDF policies are relevant to this planning application:
 - A1 - Improving Accessibility (CS)
 - ST1 – Spatial Strategy for South Tyneside (CS)
 - ST2 – Sustainable Urban Living (CS)
 - SC1 - Creating Sustainable Urban Areas (CS)
 - SC3 - Sustainable Housing Provision (CS)
 - SC4 - Housing Needs, Mix and Affordability (CS)
 - EA3 - Biodiversity and Geodiversity (CS)
 - EA5 – Environmental Protection (CS)
 - DM1 - Management of Development (DMP)
 - DM4 - Intensive Housing Uses (DMP)
 - DM7 - Biodiversity and Geodiversity Sites (DMP)
29. The following Council planning guidance documents are also relevant to this planning application:
 - SPD6 - Parking Standards
 - SPD9 – Householder Developments
 - SPD23 Interim - Mitigation Strategy for European Sites (Recreational Pressure from Residential Development)
30. On 4 March 2025, the Council was directed by the Secretary of State for the Ministry of Housing, Communities & Local Government to submit the South Tyneside Local Plan for examination by 12 March 2025 in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Local Plan has been subject to examination in public hearings in July 2025 and January 2026 and a consultation on proposed Main Modifications has recently closed.
31. Paragraph 49 of the National Planning Policy Framework (2024) states that local planning authorities may give weight to relevant policies in emerging plans according to:
 - the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and,
 - the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
32. Whilst the draft Local Plan is now at an advanced stage of preparation, the weight that can be given to individual Policies in the Plan varies. Local Plan policies subject to Main

Modifications consultation may still be subject to objection and, therefore very limited weight should be given to those policies. Policies not subject to Main Modifications can generally be afforded greater weight. Relevant Policies are as listed below (with text provided after each Policy regarding the weight that officers consider can be afforded to that Policy):

Policy SP1: Presumption in favour of Sustainable Development (limited)

Policy 1: Promoting Healthy Communities (limited)

Policy 3: Pollution (significant)

Policy SP16: Housing Supply and Delivery (very limited)

Policy 16: Houses in Multiple Occupation (limited)

Policy SP21: Natural Environment (significant)

Policy 35: Delivering Biodiversity Net Gain (limited)

Policy 47: Design Principles (limited)

Policy SP26: Delivering Sustainable Transport (very limited)

33. National planning policy is also a material consideration in determining this planning application. Relevant national policy comprises the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), the National Design Guide and the National Model Design Code.

Assessment

34. The key issues in the assessment of this planning application are as follows:

- NPPF tilted planning balance
- Principle of Development
- Impact on Visual Amenity
- Impact on Residential Amenity
- Crime and Anti-Social Behaviour and the fear of crime
- HRA and Biodiversity Net Gain
- Highway Safety
- Drainage and Flood Risk

NPPF tilted planning balance

35. The NPPF (December 2024) paragraph 11 states that 'Plans and decisions should apply a presumption in favour of sustainable development. ... For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- (i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'

36. Having regard to NPPF paragraphs 78 and 232, as a consequence of the Council not having a demonstrable 5 year housing land supply plus a 20% buffer and the Council's Housing Delivery Test results showing that the delivery of housing was substantially below the housing requirement over the previous three years, the tilted balance in NPPF paragraph 11 d) is engaged.
37. This means that greatest weight must be given to the NPPF as a material consideration in deciding this planning application. The NPPF clarifies, at Footnote 7, that the policies referred to in paragraph 11 d) limb (i) are those in the NPPF (rather than those in development plans) relating to: habitat sites and/or designated as SSSI, Green Belt, AONB, National Parks, Heritage Coast, irreplaceable habitats; designated heritage assets and areas at risk of flooding or coastal change.
38. The LPA must under NPPF paragraph 11(d) limb (i) test whether the application of one or more "Footnote 7 policies" provides a strong reason for refusing planning permission. It should be noted that the simple fact that such a policy is engaged is insufficient to satisfy limb (i). Whether or not limb (i) is met depends upon the outcome of applying the relevant "Footnote 7" policies.
39. In relation to limb (i) it is the Footnote 7 references to "Habitat Sites" (and in relation to Habitat Regulations Assessments) that applies to the application / proposal.
40. The LPA must also consider paragraph 11(d) limb (ii) and the matter of whether or not any adverse impacts arising from the development would significantly and demonstrably outweigh the benefits of the proposal when assessed against the NPPF as a whole.

Principle of Development

41. Paragraph 61 of the NPPF notes that it is important that a sufficient amount and variety of land can come forward where it is needed, and that the needs of groups with specific housing requirements are addressed. The NPPF (at Paragraph 73(d)) positively supports the development of windfall sites such as this for new housing, as would the LDF in terms of policies ST1 and SC1.
42. Policy SC1 of the Core Strategy seeks to deliver sustainable communities by focusing and promoting development proposals within the built-up areas. The application site is located within a built-up area and as such the proposal would accord with LDF Policy SC1.
43. Policy SC3 of the Core Strategy supports the delivery of sustainable housing provision. This will be achieved by a combination of site allocations within Area Action Plans and the Site-Specific Allocations document, as well as 'windfall' developments on previously developed land.
44. LDF Policy DM4 provides the planning policy context for the consideration of intensive housing uses including guest and boarding houses, hostels and larger houses in multiple occupation.
45. A "smaller HMO" is a C4 class use, defined within the Use Classes Order 1987 (as amended) as the "Use of a dwellinghouse by not more than six residents as a "house in multiple occupation".
46. Consequently, the assessment of the application against Policy DM4 is not considered appropriate as it relates specifically to larger HMOs, unlike the application proposal which is for a smaller HMO for occupation by up to 6 residents.

47. For the purposes of this planning assessment, an HMO can represent providing someone with a home and a place to live. As an HMO use is essentially residential in nature, it is not, as a matter of general planning land use principles, considered to be an inappropriate use within a largely residential setting.
48. The site constitutes previously developed land and is located within a built-up area. Both the LDF (in terms of policy SC1) and NPPF support the re-development of such sites. It is also considered to be located within a sustainable location, close to Jarrow town centre and transport links at Jarrow Metro Station and the bus stops on Park Road linking the site to Jarrow Bus Station, South Shields and Sunderland.
49. Objectors have stated that the proposal would not be in keeping with the character of the street or surrounding area. Comments have also been made that there are too many HMO's in the immediate area around the application site. Surrey Street is a street of predominantly single household family housing, consisting of semi-detached and detached dwellings.
50. In respect of the character of the area and concerns relating to the increase in the number of HMO's, emerging Local Plan Policy 16 makes reference to any individual dwelling not being 'sandwiched' between two HMOs on both sides and to the number of HMO dwellings not exceeding 10% of the total number of properties within 100 metres of an application site within the Lawe Top Article 4 Direction area. Whilst this Policy can only be given limited weight at this time (and the 10% criteria wouldn't apply in this area) it does give an indication as to the tipping point at which the number of HMOs within an area may not be acceptable in terms of cumulative impact. It is noted that the area is predominantly occupied by detached and semi detached dwellings. From the Council's licensed HMO register, there is currently 1no. HMO located at 45 Wansbeck Road (6 bed), approximately 420m to the south of the application site and a further licensed HMO is located around 740m to the north east at 56 Salem Street (5 bed).
51. It is also important to note that smaller HMO's of up to 4 people (from two or more unrelated households) in a property that are sharing facilities (normally bathing and kitchen facilities) would still be a C4 HMO but it would not be licensable and, as such, the Council would have no record of these smaller HMO's.
52. Having regard to all of the above, it is not considered that the proposed HMO would be unacceptable in terms of cumulative impact considerations and there is no evidence to suggest there is an unacceptable concentration of such uses in the immediate area.
53. Objectors have stated that there is a school near the application site. The site is located over 350 metres from the nearest nursery (Bede Burn Kindergarten) and over 420 metres from the nearest primary school (Jarrow Cross C of E Primary) and therefore it is not considered that the proposed residential use would be incompatible with those nursery or school uses.
54. Objectors have also stated that there is a children's play area near the application site. There is a play area approximately 200 metres to the southwest of the application site in West Park. It is not considered that the proposed HMO use would be incompatible with the play area given the mixed-use nature of the area and the separation distance between the application site and play area.
55. Whilst the concerns of residents are noted, it is not considered that the loss of 1no. C3 dwelling would result in significant harm to the housing mix and availability of dwellings in the area. Indeed, it is considered that the addition of the proposed HMO would result in a more varied mix of housing provision in an area that would assist with meeting

particular housing needs. It is not considered that granting the proposed use would materially conflict with and undermine the immediate areas overall general character. In this regard it is acknowledged that properties in the immediate vicinity of the site are single household family dwellings. However, as stated above, LDF Policy DM4 does not apply in this instance as this latest proposal for the property is for a small Use Class C4 HMO. Character impact concerns did form part of the reasons for refusal in respect of the previous application for this site. However, that previous proposal was for an 8 bed HMO and LDF Policy DM4 did therefore apply and there were concerns that such an intensive use of the property would give rise to unacceptable character impacts. This current proposal for a 6 bed HMO would result in a less intensive use of the property which it is considered would not be dissimilar to use of the property as a 3 bed dwelling and therefore a refusal of this latest proposal on character grounds is not considered justifiable.

56. It is, therefore, considered, notwithstanding the objections received, that the proposed use would be acceptable in principle in this location and in accordance with LDF Policies ST2 (F) SC1, and DM1 (A).

Impact on Residential Amenity

57. NPPF paragraph 135(f) states that planning policies and decision should ensure that developments create places which promote health and wellbeing, with a high standard of amenity for existing and future users.
58. Policy DM1 (B) requires a development to be acceptable in relation to any impact on residential amenity.
59. Policy EA5 (A) requires the council to reduce levels of pollution and nuisance throughout the Borough.
60. Comments have been received that the proposed HMO would lead to an increase in noise and disturbance to neighbouring occupiers.
61. It is proposed that up to 6no. people could live at the property in 6no. bedrooms as stated on the application form. There would be a communal kitchen on the ground floor with ensuite bedrooms across the ground and first floor. The proposed bedrooms are considered to be of an adequate size to provide suitable accommodation for future occupiers, all of which would meet the size requirements for an HMO licence.
62. Outlook for the bedrooms would utilise existing window openings and is considered acceptable.
63. The proposed use would be residential in nature and would be located adjacent to other residential properties. Residents have raised objections to the application on the basis that it would result in a change in the character of the area which residents consider is particularly for families.
64. Furthermore, there are several pairs of larger detached and semi-detached properties in the vicinity, and it is considered that the proposed maximum number of occupants (6) would be broadly similar also to the number of occupants in such a dwelling type.
65. The proposed use of the property as an HMO with a maximum of 6 occupiers would not be materially dissimilar to that of a family dwelling. The pattern of movement within the dwelling and to and from the dwelling may be different owing to the individual lives being led rather than a family unit, but this would not, it is considered, be of a such magnitude

so as to cause substantial harm. As stated above, the impacts arising are considered to be less than those associated with the previously refused application for an 8 bed HMO on the site and it is not considered that significant harm arises in terms of cumulative impact having regard to the distance of other existing HMOs from the application site.

66. Overall, given the nature of the area and the fact that the property has been used as a 3 bedroom dwelling, there would be no significant harm to the residential amenity of neighbouring occupiers of the proposed development from external factors as to warrant refusal. Issues of anti-social behaviour and crime are considered later within the report.
67. Comment has been made that the proposed HMO rooms would not adhere to the Nationally Described Space Standards. The minimum space standards set out that for HMOs, rooms for one adult should be a minimum of 6.5 square metres. The proposal would meet this requirement. This would also be covered by the HMO licencing process.
68. It is acknowledged that the previous application for an 8 bed HMO on the site was refused in part due to concerns about an unsatisfactory residential environment being created for future residents of the HMO. However, it is considered that this latest proposal for a 6 bed HMO has satisfactorily addressed those concerns as no bedrooms are now proposed in the roofspace which had poor outlook and the reduction in the number of occupiers from 8 to 6 has reduced the harmful impact arising from activity in the rear yard area to the occupier of the rearmost bedroom on the ground floor.
69. Comment has been made that there would be insufficient waste storage at the property. The proposed HMO would house a maximum of 6 persons, and therefore 1x 240 litre recycling wheeled bin and 1x 240 litre domestic waste wheeled bin would be required as set out in the Landlords Guide to Standards for Houses in Multiple Occupation by the Council's HMO licensing team.
70. Waste storage would be provided within the garage of the property in accordance with this requirement as shown on the proposed plans. This will be conditioned.
71. Notwithstanding the objections and having regard to all of the above, it is considered that the proposals are acceptable in terms of their impact on residential amenity. It is considered that the property is of a suitable size to accommodate the proposed use and is also acceptable in terms of impact on the residential amenity of residents in the surrounding locality.
72. Conditions are proposed to restrict the number of occupants to 6 people, as set out within the submitted application form and to secure refuse storage
73. Overall, the proposal is considered to accord with LDF Policies DM1(B) and EA5(A).

Impact on Visual Amenity

74. The NPPF (para. 131) states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and; that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
75. Externally, the rear conservatory has already been demolished to provide a larger amenity space. No further external development works are proposed to the property to facilitate the change of use. Secure cycle storage is proposed along with an area for bin storage in the existing attached garage.

76. The rear yard is not visible from any public vantage points and as such, the proposals would not have a visually detrimental impact upon the surrounding area. Therefore, the proposals are considered acceptable on visual amenity grounds and in this regard accord with LDF Policy DM1 (A) and the NPPF.

Crime and Anti-Social Behaviour and the fear of crime

77. Paragraph 135(f) of the NPPF states that decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
78. Policy ST2 (F) requires high quality in sustainable urban living by ensuring that the need to design out crime and eliminate the fear of crime has been addressed.
79. Concerns have been raised in respect of anti-social behaviour, a potential increase in crime from occupiers of the property, a fear of crime related to the potential behaviour of occupants of the HMO on the surrounding area, and an increase in general noise and disturbance. Northumbria Police have suggested that further work is progressed regarding proposed tenant management arrangements in respect of the HMO.
80. Whilst the concerns in representations received from neighbours and consultees are noted, the planning system is concerned with land use in the public interest, rather than the individual users of that land use. It is considered that there would be adequate indoor space for tenants (particularly given the number of tenants would be limited to 6 people) and it is considered that it is not for the planning system, or the decision-making process on this planning application, to consider the day-to-day operational matters and management associated with the proposed HMO use (or its tenants). Whilst these responsibilities ultimately rest with the operator of the HMO, it is specifically noted that HMO Licensing would apply to this proposal (as it would be rented to 6 persons). Any such licence would (if granted) place obligations on the license holder to (amongst other things) maintain the property and to manage their tenants; and furthermore, it would specify occupancy levels for each bedroom. This has relevance in the context of the various representations about impacts arising from potential users of HMOs and in relation to the consideration of residential amenity anti-social behaviour, or fear of crime.
81. The concerns of objectors relating to the fear of crime have also been assessed by officers but again it is considered that the licensing regime would provide safeguards against crime and anti-social behaviour with both the Council and the Police having powers that could be used to address any issues in this regard should they arise. It is not considered reasonable to refuse planning permission for these reasons. Furthermore, it is not considered that there is a proliferation of HMOs within the immediate locality surrounding the proposal that would result in it being unacceptable due to cumulative impacts related to residential amenity, community safety or highway safety. It is also noted there are no licenced HMOs within the immediate vicinity of the site.
82. Furthermore, no evidence has been presented that existing crimes reported in the locality are directly linked to HMO occupiers.
83. The comments from Northumbria Police relating to the HMO rooms to be let to same sex occupants to reduce as much as possible any VAWG incidents (Violence against Women and Girls) are noted, however, it is considered that a planning condition restricting the use of the building to same sex occupants would not be reasonable under

the tests for conditions set out within Paragraph 55 of the NPPF. Those responsibilities ultimately rest with the operator of the HMO.

84. Having regard to the above, it is therefore considered that there is insufficient evidence that the proposed development would result in a material increase of crime and anti-social behaviour in the area as to warrant a reason for refusal of this application and in light of this it is likewise not considered that a refusal would be justified on the grounds of fear of crime. The proposal would therefore comply with LDF Policy ST2 (F) in this regard.

HRA and Biodiversity Net Gain

85. As the proposal is a form of residential development within the 6km zone of influence of the Durham Coast SAC and the Northumbria Coast SPA & Ramsar Site (identified within the Interim HRA and SPD23), Habitats Regulations Assessment [HRA] pursuant to The Conservation of Habitats and Species Regulations 2017 is a consideration. The Appropriate Assessment undertaken has concluded that the proposal is compliant with these Regulations having regard to the Interim HRA and SPD23. The proposal is therefore considered to accord with the NPPF in relation to these designated "habitat sites" and, as such, there is no strong reason to refuse it in the context of NPPF paragraph 11 d(i) and its footnote 7.
86. In terms of Biodiversity Net Gain, the proposed development would impact less than 25 square metres of on-site habitat. This would fall under the de-minimis exemption under the Biodiversity Gain Requirements (Exemptions) Regulation 2024 and therefore the proposal would be exempt from having to provide for mandatory 10% BNG.
87. Therefore, based on the above, the development would be in accordance with Policy EA3 of the LDF Core Strategy and the NPPF with respect to ecology.

Impact on Highway Safety

88. STC Policy A1 Improving Accessibility seeks to support public transport, cycling and walking by ensuring that new developments are easily accessible. Parking standards will apply to new development, as set out in SPD6.
89. Policy DM1 (G, H and I) Management of Development, seeks to ensure acceptable impact (or mitigation) of developments in relation to highway capacity and safety, that convenient and safe routes are facilitated, and the needs of all users are considered.
90. SPD6 Parking Standards - sets out the parking standards used in assessing proposals for new development.
91. Objections have been received that the proposal would lead to an increase in parking issues in the area.
92. SPD6 Car Parking Standards for HMO schemes in urban areas require 1 space per 5 units for residents, plus 1 space per 5 units for visitors which would generate a suggested provision of around 2 spaces. One parking space is shown to be provided in-curtilage associated with the development, which would assist in providing some provision on site.
93. However, this application site and proposal (as mentioned previously) would be located within a sustainable location with a number of amenities within walking distance and there are several public transport links within a reasonable walking distance of the

property. The property is located a 7-minute walk from Jarrow Metro Station and a short walk from the bus stops on Park Road linking the site to Jarrow Bus Station, South Shields and Sunderland. It is therefore considered that the shortfall in on-site parking is acceptable.

94. The highway carriageway areas in the vicinity have parking restrictions imposed on both sides of the road, with no on-carriageway parking being permitted in the immediate vicinity of the site. This provides scope for enforcement in respect of any potential indiscriminate parking.
95. The Highway Authority consider it appropriate to retain 1 parking space on site, given the existing availability of such parking on site and to secure part compliance with SPD6 Parking Standards. However, they raise no objections in principle on car parking or highway safety grounds on the basis that the proposed use is likely to generate similar levels of car parking to the existing lawful use of the property as a dwelling.
96. A condition is suggested requiring the retention of the single parking space on site as shown on the amended site plan.
97. Minimum cycle parking standards for HMO proposals in urban areas require 1 space per unit for residents, plus 1 space per 5 units for visitors. In-curtilage cycle parking identified within the submission shows the necessary provision and complies with SPD6 cycle parking standards.
98. Any planning consent granted is required to include a planning condition that includes for the cycle parking provision for 10 cycles to be provided in accordance with the submitted details, and thereafter their retention.
99. Accordingly, given the above, the proposal would accord with Policies DM1 (G) and DM4(B) of the South Tyneside LDF and paragraph 115 of the NPPF. Collectively these seek to ensure development creates safe, convenient, and appropriate access arrangements and safe and attractive streets and environments for people to move around.

Drainage and Flood Risk

100. In terms of drainage, this will utilise existing connections at the property. In terms of flood risk, the site is considered to be at low risk of flooding from surface water, being identified on the Environment Agency's flood risk maps as lying within Flood Zone 1. As such, the proposal is considered to be in accordance with LDF Policy DM1 (M) in this regard.

Other Matters

101. Concerns have been raised in respect of devaluation of neighbouring properties. This is not a material planning consideration.
102. Comment has been made that the landlord will make a profit. This is not a material planning consideration.
103. Objection has been made stating that the proposal may not accord with fire safety and building regulations. These are separate regulatory regimes from the planning process.
104. Comment has been made that some neighbours have not received notification letters in respect of the application. The Council has fulfilled its statutory publicity obligations under The Town and Country Planning (Development Management Procedure)

(England) Order 2015. The number of neighbours that were notified by letter has greatly exceeded that required by this Order.

105. Comment has been made questioning who the applicant, agent and owner are. These details are readily available on the submitted planning application forms.
106. Objection has been made stating that the proposed use would lead to additional stress on local GP and health services. It is considered that 6 occupiers of the dwelling would not cause a sufficient impact on local NHS services to warrant refusal of the application on these grounds.
107. In deciding whether to grant planning permission the Council must have due regard to the 3 equality aims contained in Section 149 of the Equality Act 2010 (the public sector equality duty). A preliminary assessment of the potential equality impacts of any grant of planning permission in this case has been undertaken. There are no apparent equality impacts of the proposed development which give rise to the need to undertake a more detailed equality impact assessment.
108. The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Conclusion

109. Paragraph 11 (d) i) of the NPPF is applicable to this application and sets out that permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance [those relating to Habitats Sites in this instance], provide a strong reason for refusing the development. It is not considered this matter provides a strong reason for refusal.
110. As advised earlier greatest weight in deciding this application needs to be given to the NPPF as opposed to local planning policy, given that the application includes housing development and the Council's housing land supply/delivery deficiencies. In particular, NPPF Paragraph 11 d) ii) also applies, which sets out that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
111. In terms of benefits, the proposal would provide social and economic gains by contributing to reducing the current shortfall in terms of housing supply.
112. No significant harm or adverse impacts have been identified in respect of visual and residential amenity, biodiversity, highway safety, or in respect of crime/anti-social behaviour/fear of crime and flood risk/drainage.
113. Overall, in this instance there are no identified adverse impacts arising from the proposal that would significantly and demonstrably outweigh the benefits of the development.
114. The proposal would represent an acceptable form of development with the presumption in favour of sustainable development being applicable in this instance. There are no material considerations which indicate that a decision should be made otherwise than in

accordance with the development plan and, therefore, the application is recommended for approval.

Recommendation

Grant Planning Permission subject to Conditions

- 1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.

- 2 The development shall be carried out in accordance with the approved plan(s) as detailed below

Proposed Elevations and Floor Plans Drg No 221 Rev A received 27/02/2026
Site Location and Site Plan Drg No 100 Rev A received 27/02/2026

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

- 3 The HMO hereby permitted shall be limited to a maximum occupancy at any one time of six persons and the provision of 6 no. bedrooms as shown on the drawings as listed in condition 2.

In order to both define and limit the number of bedrooms and occupants authorised for the use hereby permitted in the interests of local amenity and highways safety, in accordance with the NPPF and South Tyneside LDF Policy DM1.

- 4 No part of the development hereby approved shall be brought into use until the off-street vehicle parking, cycle storage and bin storage to serve the development as shown on Proposed Ground Floor Site Plan Drg. No. 221 Rev A received 27/02/2026, has been provided and made available for such use. Such vehicle parking, cycle and bin storage shall be retained thereafter so long as the development hereby permitted remains in use.

To ensure the provision of off-street parking, adequate bicycle parking and waste disposal provision, in accordance with the NPPF and Policies A1 and DM1(G) of the South Tyneside LDF.

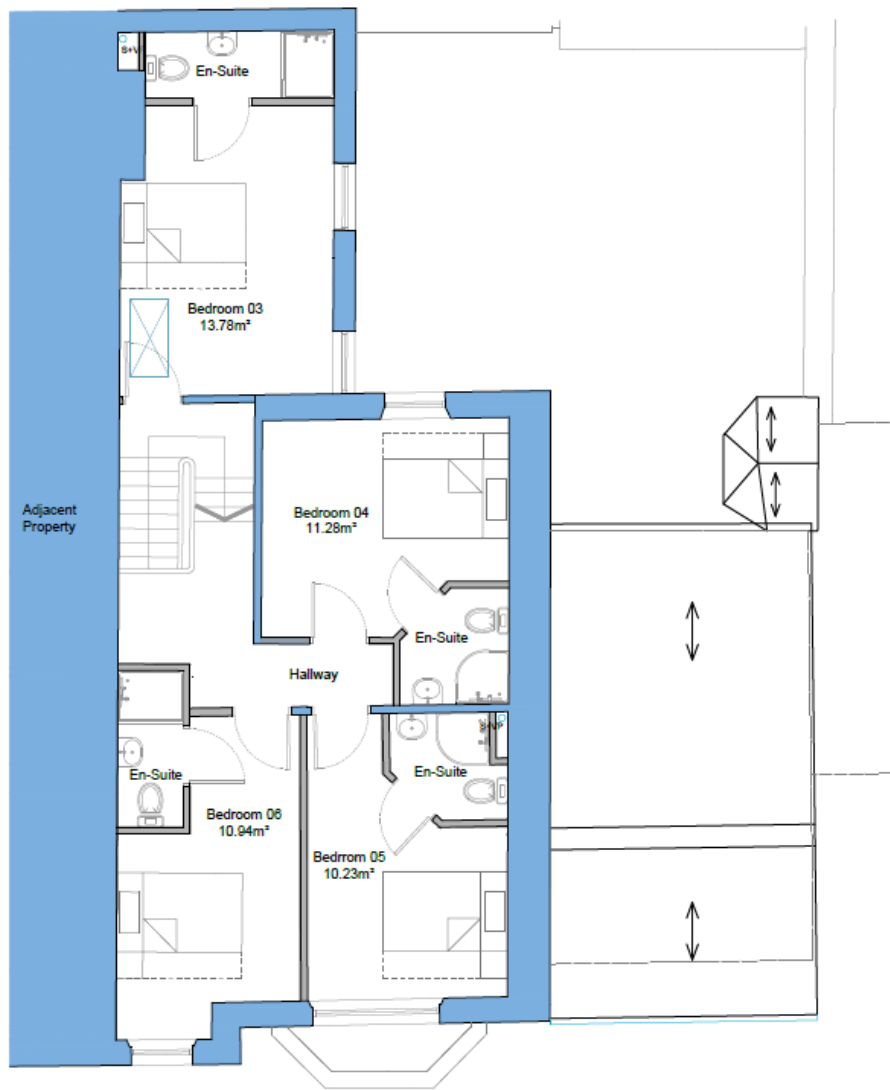
Plan 1 Site Location Plan



Plan 2 Proposed Ground Floor and Site Plan



Plan 3 Proposed 1st Floor Plan



Photographs 4 and 5

