

Record of Delegated Non Executive Decisions by Officers

1. Subject of decision

Application 23/01439/FUL – 116 Woodbine Avenue, Wallsend

2. Delegation Reference

Planning Committee 12 December 2023. Committee members resolved that planning permission should be refused as the proposal fails to comply with the Wallsend Masterplan (minutes not yet published).

3. Name and Title of Decision Maker

John Sparkes, Director of Regeneration and Economic Development

4. Details of any Conflict of Interest and any Dispensation granted in respect of such Interest

None

5. Executive Summary

To determine an application (Reference 23/01439/FUL) from Ford Rufus Ltd relating to a full application for 'Proposed change of use from dwelling apartment to 7 bed HMO including 1no rooflight to front and 1no. rooflight to rear'.

It is proposed to convert an existing residential flat into a 7-bedroom HMO.

Consideration was given to a report from the planning officers together with representations from residents and Councillors.

A revised NPPF was published on 19 December 2023.

6. Alternative options considered

- a) To refuse planning permission as per Planning Committee's resolution; or
- b) To grant planning permission

7. Decision(s)

Permission be refused on grounds that:

The proposal for an HMO with limited room sizes is contrary to the Wallsend Masterplan which seeks to create a more sustainable community through providing larger, family homes and improving the quality of housing offer in Wallsend.

8. Reasons for the Decision(s)

Having regard to the relevant policies contained in the Council's Local Plan 2017 and National Planning Policy Framework, the proposed development was considered to be unacceptable in terms of the quality and type of accommodation. There are no changes in the revised NPPF that would impact on this decision.

9. Date Decision Made

Wednesday 20 December 2023

10. Date of Publication (where appropriate)

Friday 22 December 2023