

Development Control PO Box 102 Civic Centre Sunderland SR2 7DN Tel: 0191 520 5506 Email: dc@sunderland.gov.uk

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Fee Submitted £	Date
Receipt No.	Issued Attached
Fee Required £	Date
CLG	Fee Cat

# Application for Planning Permission. Town and Country Planning Act 1990

## Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address			
Number	31		
Suffix			
Property name			
Address line 1	Queensway		
Address line 2			
Address line 3			
Town/city	Houghton-Le-Spring		
Postcode	DH5 8EL		
Description of site locat	ion must be completed if postcode is not known:		
Easting (x)	434696		
Northing (y)	549504		
Description			

2. Applicant Details		
Title	Mr	
First name	Micky	
Surname	Kang	
Company name		
Address line 1	17 Normandy Crescent	
Address line 2		
Address line 3		
Town/city	Houghton-le-spring	
Country		

2.	Ap	plica	ant	Deta	ils

Postcode	DH5 8HF
Are you an agent acting	g on behalf of the applicant?
Primary number	
Secondary number	
Fax number	
Email address	

🖲 Yes 🛛 🔾 No

# 3. Agent Details

Title		
First name	Stephen	
Surname	Reed	
Company name	Reed Architecture Design Ltd	
Address line 1	64 John F Kennedy Estate	
Address line 2		
Address line 3		
Town/city	Washington	
Country	United Kingdom	
Postcode	NE38 7AJ	
Primary number		
Secondary number		-
Fax number		-
Email		

4. Site Area		
What is the measureme (numeric characters on		127.20
Unit	Sq. metres	

# 5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

A single storey storage unit with wc facilities.

Has the work or change of use already started?

🖲 Yes 🛛 🔍 No

## 5. Description of the Proposal

-	•
If yes, please state the date when the work or change of use started (date must be pre- application submission) DD/MM/YYYY	24/07/2017

Has the work or change of use been completed?

If Yes, please state the date when the work or change of use was completed (date must be preapplication submission)

tuse ate 🖲 Yes 🛛 🔍 No

# 6. Existing Use

Please describe the current use of the site

Original use was garden space adjacent to an existing retail unit. Currently there is a single storey storage space.		
Is the site currently vacant?	Q Yes	No
Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination ass	essment	with your application.
Land which is known to be contaminated	Q Yes	No
Land where contamination is suspected for all or part of the site	Q Yes	No
A proposed use that would be particularly vulnerable to the presence of contamination	Q Yes	No

### 7. Materials

Does the proposed development require any materials to be used externally?

🖲 Yes 🛛 🔍 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls		
	Description of existing materials and finishes (optional):	Facing Brickwork
	Description of proposed materials and finishes:	Facing Brickwork

Roof	
Description of existing materials and finishes (optional):	Mineral felt.
Description of proposed materials and finishes:	mineral felt.

Windows	
Description of existing materials and finishes (optional): White upvc	
Description of proposed materials and finishes:	white upvc

Doors	
Description of existing materials and finishes (optional):	white upvc
Description of proposed materials and finishes:	white upvc

#### 7. Materials

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Close boarded timber
Description of proposed materials and finishes:	Close boarded timber

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	N/A

Lighting	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	N/A

Are you supplying additional information on submitted plans, drawings or a design and access statement?	Yes	© No
If Yes, please state references for the plans, drawings and/or design and access statement		
020/005-010 Existing and proposed Site Plan 020/05-011- Existing and proposed plans and elevations.		

# 8. Pedestrian and Vehicle Access, Roads and Rights of Way Is a new or altered vehicular access proposed to or from the public highway? Yes Is a new or altered pedestrian access proposed to or from the public highway? Yes Are there any new public roads to be provided within the site? Yes Are there any new public rights of way to be provided within or adjacent to the site? Yes Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes

## 9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking or Yes spaces?	No
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#### 10. Trees and Hedges

Are there trees or hedges on the proposed development site?	Yes	No
And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?	Q Yes	No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

#### **11. Assessment of Flood Risk**

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

11. Assessment of Flood Risk		
If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.		
Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?	Q Yes	No
Will the proposal increase the flood risk elsewhere?	Q Yes	No
How will surface water be disposed of?		
Sustainable drainage system		
Existing water course		
Soakaway		
Main sewer		
Pond/lake		

#### 12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within	the application site, or on land adjacent to
or near the application site?	

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

Yes, on the development site

Q Yes, on land adjacent to or near the proposed development

🖲 No

b) Designated sites, important habitats or other biodiversity features:

Q Yes, on the development site

Q Yes, on land adjacent to or near the proposed development

🖲 No

c) Features of geological conservation importance:

Q Yes, on the development site

O Yes, on land adjacent to or near the proposed development

🖲 No

#### 13. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains Sewer

Septic Tank

Package Treatment plant

Cess Pit

Other

Unknown

Are you proposing to connect to the existing drainage system?

Yes QNo QUnknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

20-05-10 Existing and Proposed Site Plan

#### 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

If Yes, please provide details:

🖲 Yes 🛛 🔍 No

20-05-10 Existing and Proposed Site Plan         Here atrangements been made for the separate storage and collection of recydable waste?       ● Yes       No         If Yes, please provide details:       20-05-10 Existing and Proposed Site Plan          20-05-10 Existing and Proposed Site Plan           15. Trade Effluent	14. Waste Storage and Collection				
If Yes, please provide details: 20-05-10 Existing and Proposed Site Plan <b>15. Trade Effluent</b> Does the proposal involve the need to dispose of trade effluents or trade waste? <b>16. Residential/Dwelling Units</b> Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of boy to workaround this issue. Does your proposal include the gain, loss or change of use of residential units? <b>17. All Types of Development: Non-Residential Floorspace</b> Page and proposal include the loss, gain or change of use of non-residential floorspace? These that 'non-residential' floorspace? Please add details of the Use Classes and Roorspace? Please add details in reliance the neevy introduced Use Classes and Fl-2. Co provide details in reliance to these or any Sul Generis Use, select Offer and specify the use where prompted. Multiple Other' options can be added to cover each individual use. View Under information on Use Classes. <b>1</b> Total oo 0 2 27 27 <b>1</b> Total oo 0 2 7 2 7 <b>1</b> Total oo 0 2 7 2 7 <b>1</b> Total oo 0 2 7 2 7 <b>1</b> Total oo 0 2	20-05-10 Existing and Proposed Site Plan				
20.05-10 Existing and Proposed Site Plan         15. Trade Effluent         Does the proposal involve the need to dispose of trade effluents or trade waste?       □ Yes ● No         16. Residential/Dwelling Units         Please onto: This question has been updated to include the latest information requirements specified by government. Applications created before 21 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.         Does your proposal include the gain, loss or change of use of residential units?       □ Yes ● No         17. All Types of Development: Non-Residential Floorspace?       ● Yes ● No         18. Residentials of the Use Classes and floorspace?       ● Yes ● No         Poles that for the one of the one will be classes?       ● Yes ● No         19. Use Class       1 Sectomper 2020; The Isl includes the now revoked Use Classes A1-5; B1, and D1-2; that should not be used in most classes. Also, B1 to bese or any Sul Generis use, select 'Uter' and p1-2; that should not be used in most classes. Also, B1 to bese or any Sul Generis use, select 'Uter' and p1-2; that should not be use, select 'Uter' and p1-2; that should not be use, select 'Uter' and p1-2; that should not be use, select 'Uter' and p1-2; that should not be use, select 'Uter' and p1-2; that should not be use, select 'Uter' and p1-2; that should not be use, select 'Uter' and p1-2; that should not be use, select 'Uter' and p1-2; that should not be use, select 'Uter' and p1-2; that should not be use, select 'Uter' and p1-2; that should not be use, select 'Uter' and p1-2; that should not be use, select 'Uter' and p1-2; that should not be use, select 'Uter' and p1-2; that shou	Have arrangements been made for the separate storage and collec	ction of recyclable was	te?	🖲 Yes 🛛 🔾 No	
15. Trade Effluent         Does the proposal involve the need to dispose of trade effluents or trade waste?       Yes ● No         16. Residential/Dwelling Units       Plasse note: This question has been undated to include the latest information requirements specified by government.         Applications created before 23 May 2020 will not have been updated, please read the Help to see details of how to wrak and this issue.         Does your proposal include the gain, loss or change of use of residential units?       Yes ● No         17. All Types of Development: Non-Residential Floorspace?       ● Yes ● No         Please add details of the Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the ist does not include the new introduced Use Classes B and F1-2. To provide details in relation to the sec cases. Also, the use where prompted. Multiple Other options can be added to cover secil individual use. Where under information be Classes B and F1-2. To provide details in relation to the sec or any. Sui Generit's use, select Other and specify the use where prompted. Multiple Other options can be added to cover secil individual use. Where information be Classes B and F1-2. To provide details in relation to these or any. Sui Generit's use, select Other and specify the use where prompted. Multiple Other options can be added to cover secil individual use. Where more market and the news internal theorspace for option (square metres)         Use Class       Existing gross internal theorspace to be lost information requested to the reset of the option (square metres)         B8 - Storage or distribution       0       0       2	If Yes, please provide details:				
Does the proposal involve the need to dispose of trade effluents or trade waste?       ● Yes ● No <b>15. Accidential/Dwelling Units</b> Person         Does your proposal involve the loss or change of use of residential units?       ● Yes ● No <b>17. Alt Types of Development: Non-Residential Elosspace</b> ?       ● Yes ● No <b>17. Alt types of Development: Non-Residential Elosspace</b> ?       ● Yes ● No <b>17. Alt types of Development: Non-Residential Elosspace</b> ?       ● Yes ● No <b>17. Alt types of Development: Con-Residential Elosspace</b> ?       ● Yes ● No         Pose ad details of the Use Classes and floorspace       ● Yes ● No         Pose ad details of the Use Classes on 1 September 2020: The list includes the nov revoked Use Classes A1-5. B1, and D1-2 that should not be used in most cases. Also, B1 is does not include the new yinteroduce Use Classes and P1-2. To provide details in the trade that dusting the oppose of the sort revoked Use Classes and P1-2. To provide details in the sort includes the new yinteroduce Use Classes and P1-2. To provide details in the sort includes the new yinteroduce Use Classes and P1-2. To provide details in the foreignet the sort with the provide details in the sort includes the new yinteroduce Use Classes and P1-2. To provide details in the foreignet the sort with the provide details in the meant information or Use Classes.         List Class       Image of use in the sort with the provide details in the sort most in the additional grows in the meters)       Image of use in the readditional grows in the readditional grows in the readditinal throwspace in thenores pace of use of proposed (including the	20-05-10 Existing and Proposed Site Plan				
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For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms: <b>18. Employment</b> Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?	Total	0	0	27	27
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Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?					
employees?	18. Employment				
		evelopment increase c	or decrease the number	of 🛛 🔍 Yes 💿 No	
19. Hours of Opening	employees?				
19. Hours of Opening					
	19. Hours of Opening				
Are Hours of Opening relevant to this proposal?	Are Hours of Opening relevant to this proposal?			🔍 Yes 🛛 💿 No	
20. Industrial or Commercial Processes and Machinery	20. Industrial or Commercial Processes and Machin	inery			
Does this proposal involve the carrying out of industrial or commercial activities and processes?	Does this proposal involve the carrying out of industrial or commerce	cial activities and proce	esses?	◯ Yes 💿 No	
Is the proposal for a waste management development?	Is the proposal for a waste management development?			OYes No	
If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website		nformation before you	ur application can be c		e planning authority

21. Hazardous Sul	ostances			
Does the proposal invol	ve the use or storage of any hazardous substances?	Q Yes	No	
22. Site Visit				
Can the site be seen fro	m a public road, public footpath, bridleway or other public land?	Yes	O No	
If the planning authority The agent The applicant Other person	C The applicant			
23. Pre-application	n Advice			
Has assistance or prior	advice been sought from the local authority about this application?	Yes	Q No	
If Yes, please complete efficiently):	e the following information about the advice you were given (this will help the authority to d	eal with	this application more	
Officer name:				
Title				
First name				
Surname				
Reference				
Date (Must be pre-appli	cation submission)			
17/02/2021				
Details of the pre-applic	ation advice received			
A change of use applica permission. It was agree	ation was submitted in November 2020, it subsequently came to light that the store that has been c ed that a new planning application was submitted to regularize this situation.	onstruct	ed did not have planning	
<ul> <li>(a) a member of staff</li> <li>(b) an elected member</li> <li>(c) related to a member</li> <li>(d) related to an electer</li> </ul>	thority, is the applicant and/or agent one of the following: r of staff d member			
	le of decision-making that the process is open and transparent. question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and	Yes	No	
	ng considered the facts, would conclude that there was bias on the part of the decision-maker in			

Do any of the above statements apply?

#### 25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

25. Ownership Certificates and Agricultural Land Declaration		
<ul> <li>The applicant</li> <li>The agent</li> </ul>		
Title	Mr	
First name	Stephen	
Surname	Reed	
Declaration date (DD/MM/YYYY)	19/02/2021	
Declaration made		

# 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

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