

<b>Planning Application:</b>	160 Whitley Road, Whitley Bay NE26 2LY	
<b>Council Ref:</b>	24/	

<b>Property</b>	160 Whitley Road, Whitley Bay, Tyne & Wear, NE26 2LY
<b>Date of Work</b>	To commence subject to approval
<b>Proposal</b>	<p>Modify existing boundary on Whitley and Percy Road aspects. Removing fence and replacing with brick construction of increased wall height plus pillars with railings in between.</p> <p>Extending corner pillars in line with existing construction; similar appearance to nearby approved boundaries and not uncommon within area.</p> <p>Back Road fence to be adjusted to compliment the pillar height on corner of Whitley Road/Back Road.</p> <p>Should planning not be approved or and agreed solution arrived at; I would like this to be considered by the Planning Committee and for the ability to present the case to it.</p>
<b>Work Summary</b>	<p>Increase height of existing brick pillars on Whitley &amp; Percy Road aspects. This will reflect similar pillar design and height nearby</p> <ul style="list-style-type: none"> <li>- Junction of Percy &amp; Whitley Road</li> <li>- Junction of backroad and Whitley Road</li> <li>- Pillar at boundary of property on Percy Road</li> </ul> <p>Corner pillars to complement existing gate pillars Whitley Road's as the reference point</p> <p>There is a 26cm / 1.24 degree incline (over 21m) between Percy Rd and Back Road junctions. Therefore Percy Road/Whitley Road junction to be used as reference point being the lowest point due to incline.</p> <p>Railings to sit above and flush with increased wall heights between pillars (new and existing extents)</p> <p>Existing walls and backroad gates will remain in place and untouched.</p> <p>Attempts will be made to preserve existing growth of ivy and elderflower trees on Whitley Road/background part of perimeter; however any work to modify will likely cause significant damage to either</p>



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<b>Background to Work</b>	<p>The residential property is in an extremely exposed position, probably unique in Whitley Bay with main perimeter along Whitley Road and top of Percy Road in town's main restaurant area; described in another planning report as "<i>popular food and drink hot spot for the town</i>"</p> <p>This has high volumes of traffic (people and vehicular) seven days a week until late at night.</p> <p>Since the previous work was carried out in 2013, circumstances have significantly changed.</p> <p><b>NB Additional evidence around the security &amp; other factors will be provided through a separate communication.</b></p> <p>The application and design is intended to address:</p> <ul style="list-style-type: none"> <li>• Security to provide a safe environment that reduces opportunities for crime and anti-social behaviour, preventing: <ul style="list-style-type: none"> <li>○ ingress (unwanted nuisance)</li> </ul> </li> <li>• Privacy &amp; safety <ul style="list-style-type: none"> <li>○ Very exposed location with high volumes of static crowds</li> </ul> </li> </ul> <p>A wall of at least 1m with railings will prevent site being used to as seating area (currently 0.67m and with a ledge). With an overall perimeter of at least 1.8m (at the lowest and most exposed point) is required to provide the necessary security and marginal improvement on nuisance and privacy.</p>
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## Environment

Since the current boundary was established, there have been significant changes within the local area.

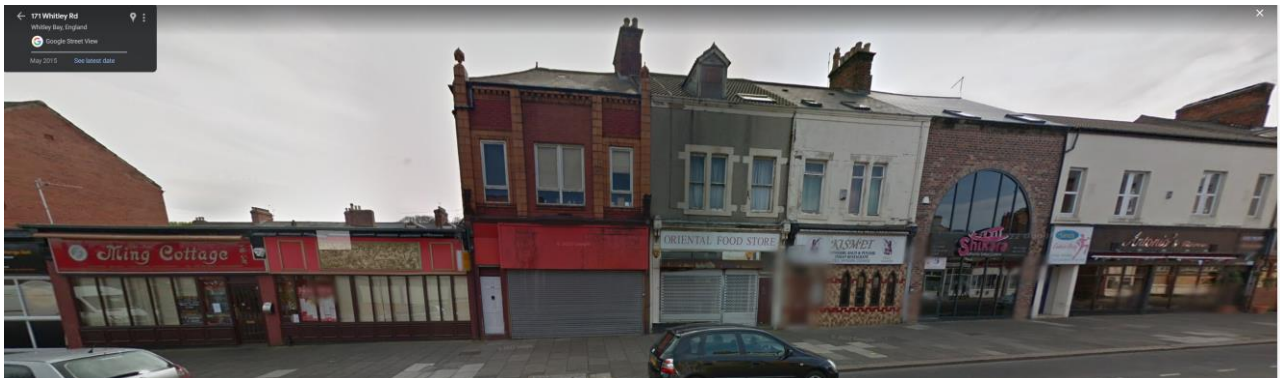
We are greatly impacted by this, given our exposure on the main road; probably almost unique for a residential property in the Whitley Bay area

As can be seen in **Figure 1** below the residential property is very exposed; Surrounded by and facing onto commercial buildings; mostly food establishments



Figure 1 - Location amongst food outlets

## Environment: Changes



Street View 2015

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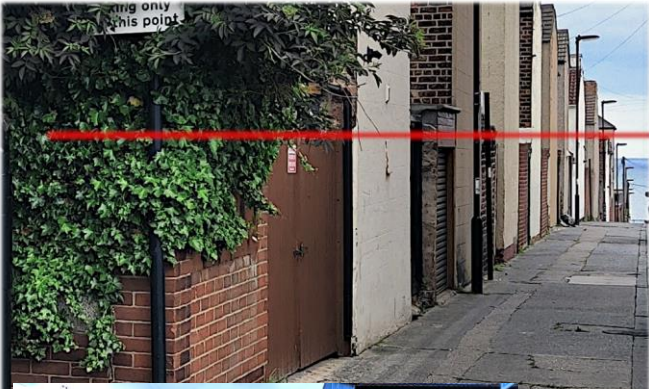
- Change in amount and type of establishments
  - Ming Cottage now Pepe's fried chicken takeaway and restaurant
  - Shikara (previously empty premises until 2011)
  - Pain e Vino then Antonio's is now:
    - Shampan restaurant
  - Sands Gym is now Shampan Lounge Gin & Cocktail bar
  - Hairdresser/Pet Shop/Tattoo shop now an extension to Grapes restaurant with outside dining
  - Oriental Food Store being derelict has now being renovated (right)
  - Job Centre is now The Big Local (very different hours)
  
- Lots more restaurant customers
  - More traffic; footfall and vehicular
  - Noise at all times of the day, evening and night
    - People; large volumes and transitory



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## Environment: Similarities

As you can see in the photo's below our back boundary, when you take account of the road's decent towards the coast; is actually lower than most of the others (when compared relative to their location) along the back-road for



Percy Road. It is normal to have an enclosed space protecting the back yard of a significant height. Our property is exposed unlike the others.

The red line on the picture denotes the height of the gates horizontally. It should be noted that Percy Road does decline significantly within a few houses spaces.

