South Tyneside Council

Reference:	ST/0040/24/HFUL
Location:	12 The Broadway South Shields NE33 3NQ
Ward:	Horsley Hill
Description:	Front bedroom extension to replace dormer window, squaring off the 1st floor front of the property, with a flat roof over the extended bedroom. New front door and window and reinstate red brick to the front porch (removing the stone) fascia and open up the porch and hallway into one space. Rebuild a flat-roofed single-storey extension on the footprint of the existing garage and side-path. Add a bin store for 3x wheelie bins to the right of the driveway. Reinstate red brick wall edging the driveway and round to the front of the property (removing the stone wall).
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Nick Graham
Case Officer Contact No.:	0191 4247427 or 07741108995

Summary of Consultation Responses

None received.

Summary of Representations

No responses received.

Relevant planning policy

The following policies are relevant to this application:

- LDF Policy DM1
- Supplementary Planning Document 9

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 Plan has now been submitted and is at the examination stage. 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:

1. the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
2. 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,
3. 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).
   Whilst the draft Local Plan is now at a more advanced stage of preparation, it is considered that the Policies in the Plan cannot be afforded significant weight. The following Policies, whilst not appraised in detail in the assessment, are considered relevant:

   Policy 1
   Policy 47
   Policy SP1

Assessment

LDF Policy DM1 seeks to preserve the visual amenity of the area (limb A) and the residential amenity of neighbouring properties (limb B), whilst Supplementary Planning Document 9 provides guidance for householder developments. The main elements of the proposal are the front first floor extension, in line with the existing front elevation, and the proposed side extension which would attach the property to the current detached garage (which itself is attached to the garage at the adjoining property. Neither of these elements are considered to materially impact on neighbouring properties by way of amenity, overlooking or privacy relative to the existing development.

The proposed materials include wood panelling for the front and rear elevations of the side extension, and below the window of the first floor extension. Although these materials are considered contemporary, it is not considered these would be out of character when viewed in the street scene and as part of the wider property which would remain predominantly brick, including the reinstatement of red brick within the porch element in place of the existing stone, and the reconfiguration of the window and door arrangement for the porch. The removal of the stone wall to be replaced with a red brick wall is also welcomed, whilst the proposed bin store element set forward of the property is also considered to be acceptable given its size and location.

Having regard to the design, scale, massing and relationship with neighbouring properties of the proposed development, it is considered that it would not give rise to significant harm to the visual amenity of the area or the residential amenity of any neighbouring properties.

It is noted a final suite of amended plans were submitted in March 2025 which include rooflights to the existing rear extension of the property. As these rooflights are not considered to require planning permission it was not considered necessary for neighbours to be re-notified of this or for this to be included within the description of development.

LDF Policy DM1 (G) seeks to preserve highway safety and Supplementary Planning Document 6 sets out car parking standards. The in-curtilage parking at the site would be unaffected and it is therefore considered that there would be no significant harm to highway safety.

Conclusion

In conclusion, and having regard for all of the above, it is considered that the proposal would have an acceptable impact upon the residential and visual amenity of the area. It is considered

that the proposal complies with all relevant local and national planning policy and the application is therefore recommended for approval.

Recommendation

Grant Permission Householder with Conditions

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

Existing and Proposed Site Plans Drg. No. PP-004 received 27/03/2025
Proposed Elevations Drg. No. PP-003 received 27/03/2025
Proposed Floor Plans Drg. No. PP-002 received 27/03/2025

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 external surfaces of the development hereby permitted shall be of similar appearance to those used in the construction of the exterior of the existing building on which the extension will form part, asides from the wood panelling proposed to the first floor front extension, and front and rear elevations of the proposed side extension. The bin store, cladding and windows shall be constructed in accordance with the document 'Additional Information – Bin store cladding & windows' received 17/12/2024.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policy DM1.

Informatives

1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

2 Your attention is drawn to the Party Wall Etc. Act 1996, which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or building regulations approval and you can find out more about it at:
https://www.gov.uk/party-wall-etc-act-1996-guidance

3 Approval of a Biodiversity Gain Plan NOT REQUIRED before development commences

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

However, based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply - please refer to Biodiversity net gain: exempt developments - GOV.UK (www.gov.uk).

Case officer: Nick Graham
Signed: N. Graham
Date: 02/04/2025

Authorised Signatory: *G. Simmonette*
Date: **02/04/2025**