South Tyneside Council

Reference:	ST/0665/24/HFUL
Location:	3 Ebba Point Hebburn NE31 2GF
Ward:	Hebburn South
Description:	Single storey rear and side extension with mono-pitch roof to front, and flat roof to rear. Lantern rooflight in flat roof. New rooflight in existing pitched roof over garage building. Installation of flue on rear extension.
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Casey Scott
Case Officer Contact No.:	0191 4246780 or 07442 655446

Summary of Consultation Responses

Archaeology:
I have checked the application site against the Historic Environment Record and historic maps. The application site was agricultural land until c.2015 when it was developed for housing. Prior to this an archaeological desk based assessment was carried out (HER event 3650 report 2011/109) followed by geophysical survey (HER event 3588 report 2011/42). No further archaeological investigation was required in this part of the development area. The site is bounded to the northwest by a non-designated section of the Bowes Railway (HER 1007), this section being part of the original line laid out by George Stephenson in 1826. The line here is now a footpath.

I consider that the proposals will not have a significant impact on any known archaeological heritage assets, including the Bowes Railway, and no archaeological work is required.

Environmental Health Flooding and Drainage:
We do not have any knowledge of a history of flooding at the proposed development site. However, could we please make the applicant aware of the Monkton Flood Alleviation Scheme we have carried out in the neighbouring area.
The proposed development is considered to be at very low risk of surface water flooding, identified in the Environment Agency's flood risk maps.

Land Contamination:
No comments in relation to land contamination.

Environmental Health Noise and Odour:
I have assessed the application with specific consideration to the impact of the installation of the flue at the application site.

I do not have any objections to this application. I believe the separation distance to the nearest residential property should be sufficient enough to ensure that if used correctly, there will be no impact as a result of smoke or odour emissions. I also note that the neighbouring residential façade is the side of the property, with no windows serving habitable rooms.

Summary of Representations

No responses received.

Relevant planning policy

Local Development Framework

- LDF Policy DM1 - Management of Development
- Core Strategy: EA3 - Biodiversity and Geodiversity

The following SPDs are relevant for this application:

- Supplementary Planning Document 9 – Householder Development

Although the Publication draft South Tyneside Local Plan is now at a more advanced stage of preparation having been subject to two statutory consultation periods, Borough Council decided on 5 September 2024 not to endorse submission of the Local Plan to the Secretary of State for Examination. As such only negligible weight can be afforded to relevant policies at this time and less weight than would have been afforded in the period between completion of the Regulation 19 consultation in March 2024 and prior to Borough Council's decision. For this reason, the report does not seek to identify specific policies from this Plan.

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 application seeks permission for the construction of a single storey side and rear extension, that would follow the rear garden arrangement and would infill the area between the detached dwellinghouse and existing garage. The proposed side extension would have a monopitched roof to the front elevation of the building, with a flat roof with roof lantern to the rear. Included on the plans is the replacement of the garage door with a window, and use of the garage as an office. The extension would be finished with brick to match the original property.

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.

The application site is within an area identified as an important archaeological site. Comments have been sought from Tyne and Wear County Archaeologist. They have reviewed the previous archaeological desk-based assessment from the prior planning application for the housing estate, which established that at the time the property was built no further archaeological investigation was required. They consider that the proposal will not have a significant impact on any known archaeological heritage assets, including the Bowes Railway, and no archaeological work is required.

The plans include the installation of an external flue to serve a wood burner / fire. To assess the impact of this part of the development, comments have been sought from the Council's Environmental Health Team. They raise no objections to the application on the basis that the separation distances to the nearest residential properties should be sufficient to ensure that, if used correctly, there will be no impact as a result of smoke or odour emissions.

Acknowledging that the proposals include the reuse of the garage for an office, the application site would retain the in curtilage car parking available in front of the garage for two cars and therefore provide sufficient space for the parking of vehicles off the highway. Furthermore, the development would not result in any additional bedrooms, therefore the vehicle parking requirement would not increase as a result of the development. As such, the proposal can be considered acceptable with respect of highway safety, in accordance with LDF Policy DM1 (G).

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:

Drg no 24029-PL-00-100- Proposed Site Plan received 18.11.2024
Drg no 24020-PL-10-101- Proposed Ground Floor Plan 04.11.2024
Drg no 24029-PL-10-102- Proposed Roof Plan received 18.11.2024
Drg no 24029-PL-10-303- Proposed Elevations received 04.11.2024

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 materials for the development hereby permitted shall be those as stated within the application form received 18.11.2024.

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

01. 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).

02. 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

03. In line with the comments received from Environmental Health with respect flooding and drainage, the applicant should review the Monkton Flood Alleviation Scheme which has been carried out in the neighbouring area. Details of this are available here: https://www.southtyneside.gov.uk/article/3746

Case officer: Casey Scott

Signed: C.Scott

Date: 22.01.2025

Authorised Signatory: Helen Lynch

Date: 23-01-2025