South Tyneside Council

Reference:	250030
Location:	193 King George Road South Shields NE34 0EX
Ward:	Harton
Description:	new porch and front boundary wall. renew roof to side garage. new single story rear extension. render existing building
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Drewe Russell
Case Officer Contact No.:	0191 4247445 or 07765649865

Summary of Consultation Responses

Transport Development Officer- No issues arise from this proposal

Summary of Representations

No issues arise from this proposal.

Relevant planning policy

The following policies are relevant to this application:

- LDF Policy DM1
- Supplementary Planning Document 9

Assessment

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.

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. 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.

LDF Policy DM1 (G) seeks to preserve highway safety and Supplementary Planning Document 6 sets out car parking standards. It is considered that the development would provide sufficient on site parking and that there would be no significant harm to highway safety. No objections have been raised by the Council's Transport Development Officer

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, and highway safety. 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

Proposed Elevations Drg No 04 received 15.01.25
Proposed Plans Drg No 02 received 15.01.25

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.

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 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).

2 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

3 Works to boundary wall adjacent to highway footway

Works to construct the new boundary wall along the perimeter of the site will necessitate modifications to the paving on the highway footway and subsequent reinstatement of the footway area. Please contact the highways construction team at Highways@SouthTyneside.gov.uk to agree and arrange the works. Please also note that no foundation for the new wall is to encroach onto/under the public highway footway area.

Case officer: Drewe Russell

Signed: DR

Date: 11/02/2025

Authorised Signatory: Seán Gallagher

Date: 11/02/2025