South Tyneside Council

Reference:	250093
Location:	3 Holmfield Avenue South Shields NE34 6LU
Ward:	Westoe
Description:	Pitched tiled roof to replace existing flat roof and recover main roof in the same tile.
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Adam Williamson
Case Officer Contact No.:	0191 4247434 or 07741120747

Summary of Consultation Responses

Countryside- Recommend bat working informative.

Summary of Representations

No responses received

Relevant planning policy

The following policies are relevant to this application:

- LDF Policy DM1 (A & B)
- 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 SP1: presumption in favour of Sustainable Development
Policy 47: Design Principles

Assessment

This application represents a resubmission of planning application ST/0001/22/HFUL (for Pitched tiled roof to replace existing flat roof and recover main roof in the same tile), which was approved 8th February 2022, but as the works have not been implemented, that permission has expired (on the 8th February 2025).

Impact upon Visual Amenity

Generally, the erection of a hipped roof to an existing flat roof extension may be accommodated where there is no loss of direct daylight, outlook, privacy, space and sunlight to neighbouring properties bounding the application site.

Part 12 of the NPPF promotes good design and sets out that the planning system should contribute to and enhance the natural and local environment.

Policy DM1(A) of the South Tyneside LDF seeks to ensure new development is appropriate for the host building.

SPD9 (Householder Developments) of the South Tyneside LDF provides guidance in respect of householder developments.

It is considered the introduction of a hipped roof using a terracotta-coloured tile above the two-storey side extension is a welcome addition which would improve the appearance of the extension to that of a more traditional feature.

The site lies within a residential area and faces onto the street. Given this, the development would be highly visible from the public domain. The size of the extension will remain unchanged, with just alterations from the flat roof to a hipped roof proposed increasing the height by approximately 3 metres. It is considered that the proposed hipped roof would be in keeping with the character of the host property and similar to others in the immediate surrounding area by virtue of it being stepped down from the ridge and it would be covered with matching materials to the main dwelling. It is considered that the proposal would accord with LDF Policy DM1 (A) and the guidance contained within SPD9.

Residential amenity

Parts 12 and 15 of the NPPF, require that a good standard of amenity for existing and future users be ensured, whilst seeking to prevent both new and existing development from contributing to, or being put at unacceptable risk from unacceptable levels of pollution. In line with this, Policy DM1(B) of the South Tyneside LDF seeks to protect residential amenity of neighbours from harmful impacts from development.

In addition, it is further considered the with the stepped down ridge height, the proposals would not have an adverse impact upon the residential amenity of adjacent neighbouring properties given its distance to shared boundaries.

Given the above, the proposal would be acceptable in relation to the consideration of the residential amenities of the surrounding neighbours and would be in accordance with LDF Policy DM1 (B).

Ecology

Part 15 of the NPPF seeks to ensure that developments protect and mitigate harm to biodiversity interests and where possible, improve them. Policy DM1(D) of the South Tyneside LDF seeks support the provision of priority natural habitats and species.

As the works propose breaking into the eaves and roof of the dwelling, the Councils Ecologist has requested that an informative be attached in respect of bats. Subject to the provision of this informative the proposal would accord with policy DM1 and Part 15 of the NPPF.

Conclusion

It is considered that the proposal would be in accordance with Local Development Framework (LDF) policies DM1 (A and B), having regard to all other material planning considerations, including the design guidance in SPD9. The proposal is considered to be an acceptable form of development, and approval of this application is recommended.

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 and Sections Drg No. 1 received 07/02/2025
Proposed Site/Roof Plan received 07/02/2025

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 as specified on proposed materials email received 21/03/2025.

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 All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should bats or signs of bats (such as droppings or dead bats) be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.

Case officer: Adam Williamson

Date: 24/03/2025

Authorised Signatory: *G. Simmonette*

Date: 24/03/2025