



South Tyneside Council

Reference:	250320
Location:	58 Wheatall Drive Whitburn SR6 7HQ
Ward:	Whitburn and Marsden
Description:	1 and 2 story rear extension in place of existing single storey extension, new front dormer and new front extension to entrance.
Recommendation:	Grant Householder Permission with Conditions
Case Officer:	Casey Scott
Case Officer Contact No.:	0191 4246780 or 07442 655446

Summary of Consultation Responses

Whitburn Neighbourhood Forum

No response received.

Summary of Representations

No responses received

Relevant planning policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

The statutory development plan comprises the Council's adopted Local Development Framework (LDF) development plan documents. Those LDF documents of relevance to this application comprise of the Core Strategy 2007, a Development Management Policies Development Plan Document (DPD) 2011, a Site Specific Allocations Development Plan Document DPD 2012.

The following policies and guidance are also relevant to this planning application:

- LDF CS ST1 - Spatial Strategy for South Tyneside
- LDF Policy DM1 - Management of Development
- Core Strategy: EA3 - Biodiversity and Geodiversity
- Supplementary Planning Document 9 (Householder Development)

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, the weight that can be given to individual Policies in the Plan varies dependent upon the extent and nature of objections to those Policies. In this regard, it is considered that certain Policies can only be afforded very limited or limited weight whilst others can be afforded significant weight in assessing this planning application. Relevant Policies are as listed below (with text provided after each Policy regarding the weight that officers consider can be afforded to that Policy):

- Policy SP1: Presumption in favour of Sustainable Development (limited)
- Policy 1: Promoting Healthy Communities (limited)
- Policy 47 Design Principles (very limited)

National planning policy is also a material consideration in determining this planning application. Relevant national policy comprises the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), the National Design Guide and the National Model Design Code.

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 proposes the construction of a single storey rear extension and two storey rear extension. The proposed rear extension is to replace an existing single storey rear extension.

The existing single storey rear extension for a sun lounge measures 2.45m in length from the rear wall of the property and 3.1m in width, where it adjoins an original part of the building and it has a flat roof. The single storey rear extension proposed measures 3m and 3.05m in width. The height of the single storey extension would be 2.45m in height to the eaves, and the total height would be 3.5m to the ridge of the pitched roof. The two-storey rear extension would adjoin the single storey extension, and would measure 4.75m to the eaves and be 6m in height to the ridge of the gable end.

Included in the scheme is the construction of one new dormer on the front of the property and remodelling of the existing dormer to form two pitched dormers on the front of the property and the construction of a new front extension to the entrance. The proposed front extension would measure 1.35m in length and 2.15m in width, to sit flush with the front elevation of the

property. The extension would measure 2.3m in height to the eaves and 3.45m in full height to the ridge of the pitched roof which adjoins with the existing pitched roof on the front of the property. The materials proposed are for brick and tile to best match the existing building, with upvc openings and composite front door and upvc french doors to the rear.

With respect of design, the single storey element represents a minor increase in size in the context of the existing single storey rear extension – this has been assessed and is considered acceptable with respect of design and residential amenity. Likewise, the proposed front extension is also considered acceptable. For the proposed dormers on the front of the property, whilst this will alter the appearance of the property when viewed from the streetscene, this part of the development is considered acceptable and the use of tile to match the original roof will ensure the proposal is in keeping with the front roof plane. Furthermore, on Wheattall Drive there are other examples of where similar work has been undertaken to form two pitched roof dormers on the front elevation of the properties and therefore there would be some consistency in design.

For the proposed two storey rear extension, this will be highly visible on the streetscene as a result of the corner plot. The overall design and scale of the proposed extension is considered acceptable and representative of the design of the original house. With respect of residential amenity, the new opening proposed at first floor level is labelled on the elevation plans as obscured glazed as this is to serve a bathroom. A condition has been added to this decision to ensure that the obscured glazed opening is maintained in accordance with the plans. The proposed two storey extension has been assessed with respect of the 45 degree rule to ensure it wouldn't result in a loss of light to the ground floor opening on the rear elevation of the adjoining neighbour, and the proposed extension passes this test.

Therefore, having regard to the design, scale, massing and relationship with neighbouring properties in the context of the proposed development as a whole, 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 proposal is therefore considered to be acceptable with respect of design and residential amenity, in accordance with the guidance in SPD 9 and Policy DM1.

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 Householder Permission 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:

Drawing number 02 Proposed Plan – received 12.05.2025

Drawing number 04 Proposed Elevations – received 12.05.2025

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 materials for the development hereby permitted shall those as stated within the application form, received 12.05.2025.

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

- 4 The new first-floor opening proposed on the rear (west) elevation of two storey rear extension (Drawing number 04 Proposed Elevations – received 12.05.2025) shall be glazed with obscure glass to a level sufficient to protect the privacy of neighbouring occupiers. The obscure glazing shall be retained thereafter.

To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential amenity, in accordance with policy DM1 of the South Tyneside Local Development Framework.

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

Case officer: Casey Scott

Signed: C.Scott

Date: 01.08.2025

Authorised Signatory: Helen Lynch

Date: 01/08/2025