South Tyneside Council

Reference:	250366
Location:	54 Lisle Road South Shields NE34 6DH
Ward:	Harton
Description:	Demolition of existing rear annexe and construction of new rear single storey extension, to include loft conversion to habitable room.
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Drewe Russell
Case Officer Contact No.:	0191 4247445 or 07765649865

Description of the Site

The application relates to 54 Lisle Road, a semi-detached bungalow featuring a rear garden and a side driveway. There is a single storey rear offshoot alongside the northern boundary.

Description of the Proposal

This application seeks full householder planning permission for the demolition of the existing rear offshoot and the construction of a new single-storey rear extension. The proposal also includes a loft conversion to create a habitable room including front, rear and side dormer windows.

The proposal was amended on 5th August 2025 to reduce the sale of the development by removing the pitched roof and proposing a flat roof.

Relevant Planning History

N/A

Summary of Consultation Responses

N/A

Summary of Representations

1no. representations have been received in objection to the proposal from 52 Lisle Road. The issues raised are summarised as follows

Design and Appearance:

- Requests clarification on the external finish of the new building (brick, render, fencing) and visual representation of the final appearance.

Boundary and Structural Concerns:

- Questions how close the new structure will be to the boundary.
- Notes that the existing building may already encroach over the boundary.
- Raises concerns about potential impact on the shared roof and who would bear costs for any damage.

*Privacy and Overlooking***:**

- Objects to proposed Velux windows due to potential overlooking and loss of privacy.

Sunlight and Overshadowing:

- Asks whether the new building will be taller and if it will affect morning sunlight.

Impact on Existing Features:

- Concerned about a raised brick flower bed attached to the current building—asks if it will be demolished and who will cover repair costs.
- Queries the treatment of loft voids between the two properties.

Construction Phase Impacts:

- Seeks clarity on access requirements to their property during construction.
- Worried about potential damage from scaffolding or foundation works.
- Requests assurance that any damage will be repaired and privacy maintained during works.

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, and a Development Management Policies Development Plan Document (DPD) 2011

The following policies of the South Tyneside Local Development Framework Core Strategy are relevant to this planning application:

- DM1 – Management of Development

The following policies and guidance are also relevant to this planning 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.

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.

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

The key issues in the assessment of this planning application are as follows:

- Impact on Visual Amenity
- Impact on Residential Amenity
- Highway Safety

Impact on Visual Amenity

LDF Policy DM1 (A) seeks to preserve visual amenity.

The proposed development would be of an acceptable scale and massing having regard to the existing host property and to the surrounding area.

The materials proposed for the development would match those of the existing dwelling, ensuring visual continuity and making them acceptable in design terms.

While the rear extension represents a substantial addition, its location at the rear of the property and the use of matching materials mean it would not be visible from the public streetscene. Given the substantial garden size it would be of an acceptable scale in relation

to the host property and overall site. As such, it is considered to not result in any significant harm to visual amenity.

The proposed dormer windows would be visible from the streetscene. However, due to their modest size and scale, the use of materials consistent with the existing dwelling, and the presence of similar dormers on neighbouring properties, they are considered to not cause significant harm.

Having regard to the above, the proposed development is considered to have no significant harm to the visual amenity of the area and is considered to be in accordance with LDF Policy DM1 (A).

Impact on Residential Amenity

LDF Policy DM1 (B) seeks to preserve residential amenity. SPD 9 sets out guidelines for householder developments.

The proposed rear extension would project approximately 9.3 metres from the original rear elevation of the semi-detached property. While this exceeds the guidance set out in SPD9, which recommends a maximum projection of 3 metres for semi-detached dwellings, it is noted that the property currently benefits from existing rear offshoots located on the boundary, which project approximately 9.7 metres long the shared boundary with No. 52.

The height along the boundary would remain broadly the same up to a projection of 7m and after that the proposed height on the boundary would be 3.2m (0.9m higher than existing height of 2.3m along the boundary). Therefore, it is considered that the proposed extension would not result in greater harm to the residential amenity of the adjoining property at 52 Lisle Road particularly in terms of overlooking, overshadowing, overdominance or loss of outlook.

The proposed front dormers would face the wider streetscene and are not considered to result in any direct or significant harm to residential amenity. The side dormer would primarily overlook the roofscape of neighbouring properties and similarly would not give rise to any significant amenity concerns, including that of overlooking and loss of privacy.

The rear dormer would face towards the rear garden area and wider surroundings, and is not considered to result in any unacceptable impact on residential amenity.

Having regard to the above, the proposed development is considered to have no significant harm to the residential amenity of neighbouring properties and is considered to be in accordance with LDF Policy DM1 (B).

Other Matters

Concerns have been raised regarding access and damage during construction, costs of shared aspects of the semi detached properties and party wall issues, however these issues fall outwith the planning system.

Conclusion

In deciding whether to grant planning permission the Council must have due regard to the 3 equality aims contained in Section 149 of the Equality Act 2010 (the public sector equality duty). A preliminary assessment of the potential equality impacts of any grant of planning permission in this case has been undertaken. There are no apparent equality impacts of the

proposed development which give rise to the need to undertake a more detailed equality impact assessment.

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Having regard for the above it is considered that the proposal would result in no significant harm to the visual amenity of the area, the residential amenity of any neighbouring properties or the highway safety of the area.

As a result, it is considered that the proposed development complies with all relevant local and national planning policy and guidance. Consequently, this application is 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 v1-04 Rev A received 05.08.25
Proposed Plans Drg No v1-03 Rev A received 05.08.25

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

Case officer: Drewe Russell

Signed: DR

Date: 14/08/2025

Authorised Signatory: Seán Gallagher

Date: 15/08/2025