



South Tyneside Council

Reference:	250391
Location:	5 Barns Close Monkton Village Jarrow NE32 5NY
Ward:	Monkton
Description:	Replacement of existing softwood timber windows and doors with UPVC windows and doors.
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Casey Scott
Case Officer Contact No.:	0191 4246780 or 07442 655446

Summary of Consultation Responses

No consultees required.

Summary of Representations

No responses received

Relevant planning history

Reference: ST/0597/15/HFUL

Description: Replace single upvc back door to garage with double wooden doors. Boiler flue to side.

Decision: Grant Permission Householder with Conditions 25.08.2015

Reference: ST/844/08/FUL

Description: Proposed extension to front of existing garage and extension to rear of garage to create family room, first floor extension above new ground floor extension to provide master bedroom with en-suite, insertion of 1no. conservation window to east, west and north elevation of roof of first floor extension and insertion of balcony at first floor level to west elevation.

Decision: Refuse permission 26.06.2008.

Appeal decision: Appeal dismissed 19.03.2009

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
- LDF Policy DM6 - Heritage Assets and Archaeology
- Core Strategy: EA3 - Biodiversity and Geodiversity
- Supplementary Planning Document 9 (Householder Development)
- Supplementary Planning Document 17 – Monkton Conservation Area Management Plan

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 43: Development Affecting Designated Heritage Assets (very limited weight)
- Policy 47: Design Principles (very limited)
- Policy SP24: Heritage Assets (limited weight)

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 application property is a semi-detached dwellinghouse located within a small cul-de-sac within the Monkton Conservation Area. The area comprises of similarly designed properties

which were original granted planning permission for timber windows, all of the properties including the application property have permitted development rights removed for replacement windows.

The application seeks full householder planning permission for the replacement of the existing softwood timber windows and doors on the property and replacement with UPVC windows and doors.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise (with respect to any buildings or other land in a conservation area) of any functions special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. It should be noted that planning permission is only required for this proposal because permitted development (PD) rights were removed when planning permission was granted for the original housing development.

The Monkton Conservation Area Management Plan (SPD17) sets out development principles for managing development within the Conservation Area. Development principles CA-M3 with regards to alterations to buildings states that, alterations of buildings within the Conservation Area must be appropriate in terms of scale and design. It further states that materials must respect the age and character of the building.

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.

Dwellings within the Barns Close development were originally designed with timber windows and doors. Proposals to replace windows and doors to UPVC have been historically resisted to the front elevations of properties due to the impact on the character and appearance of the Conservation Area. However, planning permission has been granted for the replacement of windows and doors to the rear elevations of neighbouring dwellings within Barns Close, including 11, 12 and 15 Barns Close, and to the front elevations of 10, 11, 12 and 14 Barns Close.

The information submitted with the application states that the existing timber sash windows are in very poor condition beyond serviceable repair. This was visible from a site visit to the property. The letter submitted from the window supplier states that the windows will mimic the design of the existing windows and they are to include trickle vents, mock sash horns, astragal vertical bars in grained, foiled white Rehau PVC profile to the front windows.

Therefore, whilst it not preferable for the loss of the timber windows, in this instance it is considered acceptable in the context of the application property, the wider the streetscene and work which has already affected windows within Barns Close, and the wider Monkton Conservation Area. It is considered that the proposal would not be harmful to the visual amenity of the property or the Barns Close Development as a whole. It would also not be harmful to the character and appearance of the Monkton Conservation Area. The proposal would therefore comply with LDF policies DM1 (A) and DM6.

With respect of residential amenity, the proposals would not have any impact on the amenities of neighbouring properties above or beyond the existing situation; therefore, no unacceptable impacts in relation to privacy, outlook and over dominance, or overshadowing would arise. 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).

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

Window details via letter dated 18.10.2024, received 23.06.2025

Cover letter dated 31.03.2022, received 23.06.2025

Drawing number: 10/06/2025/PM/PLAN/01 Replacement of timber doors/windows with UPVC windows – received 03.07.2025

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 be those as stated within the following documents plans:
Application form, received 23.06.2025,
Window details via letter dated 18.10.2024, received 23.06.2025
Cover letter dated 31.03.2022, received 23.06.2025
Drawing number: 10/06/2025/PM/PLAN/01 Replacement of timber doors/windows with UPVC windows – received 03.07.2025

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

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).

Case officer: Casey Scott

Signed: C.Scott

Date: 11.08.2025

Authorised Signatory: Helen Lynch

Date: 12/08/2025