South Tyneside Council

Reference:	250420
Location:	11 Wylam Close South Shields NE34 0ES
Ward:	Harton
Description:	Two storey side extension and single storey front extension.
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Emma Thomas
Case Officer Contact No.:	0191 4247593 or 07741105284

Description of the Site

This application relates to a detached property in a residential area in South Shields.

Description of the Proposal

Planning permission is sought for a two storey side extension and single storey front extension.

Summary of Consultation Responses

N/A

Summary of Representations

1 no. response received from 9 Wylam Close, which is summarised as follows –

- The proposed plans show that the extension would move further towards no. 9 Wylam Close which will restrict access to the rear of no. 9 Wylam Close.
- If it does, this will impede access for disabled persons, and potentially making it impossible to move wheelchairs, wheelie bins and wheelbarrows between the properties.

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

- LDF Policy DM1 (A, B)

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

- 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 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; and
- Parking and Highway Safety

Impact on Visual Amenity

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

SPD9 states that front extensions should not normally project forward from the original dwelling by more than 1.4 metres and side windows should be avoided or fitted with obscure glazing in situations where there would otherwise be an adverse impact on the privacy of a neighbour.

The proposed front extension would project 1.57m from the front elevation of the main dwelling which would match the projection of the existing front porch. A mono pitched roof would be constructed the existing front porch / extension and new extension. Although the projection is greater than the standard as set out in SPD9, given the above this is considered acceptable in terms of visual amenity.

SPD9 also states that consideration must be given to the width of the proposed side-extension in relation to the existing property. Side extensions which are excessively wide can undermine the character of the street and of the existing property. To maintain a reasonable level of subordination, side extensions should not be more than 3 metres in width or be more than half of the width of the original dwelling frontage, whichever is the greater. In this instance the proposed side extension would host a width of 3.4m which is half the width of the existing original dwelling, which measures 6.8m wide, therefore it is considered to accord with the guidance as set out in in SPD9 and to not compromise the character of the property and street.

The application dwelling forms part of a street scene where there is an eclectic mix of house designs and external materials. There are several nearby properties which host a front porch and a two storey side extension, which includes the adjacent no. 9.

In this case the addition of the two storey side extension at no. 11 with a set back of 1m would not detrimentally impact the street scene and the roof shape would simply add to the mix of house designs within the street. External materials as proposed would also be acceptable in the context of this street scene.

It is considered that the proposal would be in keeping with the existing built form and so would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials. A condition is recommended to control that external materials be as specified in the application. Subject to the compliance with this condition it is considered that the proposal would accord with adopted South Tyneside Local Development Framework (LDF) Development Management Policy DM1 (A) and the associated Supplementary Planning Document (SPD) 9 ‘Householder Developments’ in relation to design and impact on visual amenity.

Impact on Residential Amenity

The adjacent neighbour (no. 9 Wylam Close) is located north of no. 9. The proposed side extension at no. 11 would not host any side elevation windows facing no. 9 and the first floor would be stepped back from the front elevation of the main dwelling and ground floor side extension. Furthermore, when measuring a 45 degree angle from the centre of no. 9’s first floor window closest to no. 11, the angle is not impinged. Taking the above into account, the proposed development at no. 11 is considered to be acceptable in terms of loss of outlook, privacy, overdominance and overlooking.

Concerns have been raised regarding access to the rear of no. 9 as a result of the proposed development. However these issues would fall outwith the planning system and would be private matters between residents. Nevertheless it is noted that the application documents show that the development would be built within the curtilage of no. 11 and would not encroach onto no. 9 Wylam Close.

The other surrounding residential properties are located at a sufficient distance so that there would be no harm to their residential amenity.

Therefore 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).

Parking and Highway Safety

LDF Policy DM1 (G) seeks to preserve highway safety.

Although the proposal includes extensions to the front of the property reducing the space for parking, the submitted plans demonstrate that 2 no. parking spaces would fit within the curtilage. Therefore the proposed development is considered to be in accordance with SPD6 and have no significant harm to the highway safety and parking of the area and is considered to be in accordance with LDF Policy DM1 (G).

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.

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

- Drg. No. 11/06/2025/PM/PLAN/03 Rev A - Existing & Proposed Elevations and Roof Plans – Received 15/07/25
- Proposed First Floor Site Plan – Received 08/07/25
- Proposed Site Plan – Received 08/07/25
- Drg. No. 11-06-2025-PM-PLAN-02 Proposed Floor Plans - Received 08/07/25

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 as stated within the application form (received 08/07/2025) and the drawing no. 11/06/2025/PM/PLAN/03 Rev A (received 15/07/2025). Unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

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: Emma Thomas
Signed: *E.Thomas*
Date: 10/09/2025

Authorised Signatory: Seán Gallagher
Date: 10/09/2025