South Tyneside Council

Reference:	250431
Location:	21 Ranson Crescent South Shields NE34 9BL
Ward:	Simonside and Rekendyke
Description:	Two storey side and single storey rear extension, and retention of front canopy, ground and first floor front bow windows and rear render walling.
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Nick Graham
Case Officer Contact No.:	0191 4247427 or 07741108995

Summary of Consultation Responses

None

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 relevant to this planning application:

- LDF CS ST1 - Spatial Strategy for South Tyneside
- LDF DMP DM1 – Management of Development
- 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

Amended plans and an amended description were received part-way through the application to reflect works that had been undertaken on site without planning permission, including a front canopy, ground and first floor front bow windows and the application of render to the rear elevation. and seeking to regularise these works. The amendments also incorporated a set down and set back of the two storey side element in the interests of subservience and now also propose to render the side elevation of the two storey side extension.

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. Having regard to the design, scale, massing and relationship with neighbouring properties of the proposed development, 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 rear extension element is under three metres in depth, less than would be allowed under permitted development, whilst the removal of installed horizontal cladding to the original ground floor frontage of the dwelling is also welcomed.

LDF Policy DM1 (G) seeks to preserve highway safety and Supplementary Planning Document 6 sets out car parking standards. The development would reduce the car parking space within the frontage curtilage area from two to one space as the side extension will reduce the space for car parking at right angles to the road to the side of the main element of the property. However, no increase in the number of bedrooms is proposed as a consequence

of the extension and dwellings within Ranson Crescent have not historically had front curtilage car parking with large on-street communal car parking areas being available. Given all of the above it is considered that there would be no significant harm to highway safety.

The applicant has advised that the block-paved area to the front of the property is not permeable and that they intend to replace this with new permeable block paving, although no timescales have been given as to when such work will take place. Given its lack of permeability, the current block paving is not acceptable on flood risk grounds nor is the horizontal cladding that has been installed to the front elevation of the property, although the submitted amended plans show this removed. These matters will be addressed through planning enforcement rather than through this application.

Conclusion

In conclusion, and having regard to all of the above, it is considered that the proposal would have an acceptable impact upon the residential and visual amenity of the area, and highway safety. 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

Existing and Proposed Plans Drg. No. 123125-01 Rev. 2 received 29/09/2025

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 of similar appearance to those used in the construction of the exterior of the existing building on which the extension will form part, asides from the render walling to the side and rear elevations, the black framed bow windows to the ground and first floor, and the cladding materials to the front canopy.

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

3 UNIQUE NOTE TO APPLICANT

Your attention is drawn to the Party Wall Etc. Act 1996, which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or building regulations approval and you can find out more about it at:
https://www.gov.uk/party-wall-etc-act-1996-guidance

4 UNIQUE NOTE TO APPLICANT

Please note that the block paving to the front curtilage area of the property requires planning permission from the Council as this is impermeable and does not incorporate drainage that directs surface water running off the block paving to a permeable area within the curtilage of the property. The horizontal cladding to the front elevation of the property also requires planning permission from the Council. These works are unacceptable on flood risk and visual amenity grounds respectively. You have advised that you intend to remove the horizontal cladding and replace the block paved area with a permeable hard surface. The Council's Planning Enforcement Officer will be contacting you shortly to seek progression of these works in a timely manner.

Case officer: Nick Graham
Signed: N. Graham
Date: 04/11/2025

Authorised Signatory: G.Horsman
Date: 04/11/2025