South Tyneside Council

Reference:	250543
Location:	2 Armstrong Avenue South Shields NE34 6NW
Ward:	Harton
Description:	Proposed loft conversion of existing bungalow, with new gable brickwork and pitched roof to west elevation.
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 bungalow at the end of a cul-de-sac located in a residential area of South Shields.

Description of the Proposal

This application seeks full householder planning permission for a conversion of existing bungalow, with new gable brickwork and pitched roof to west elevation.

Summary of Consultation Responses

N/A

Summary of Representations

1 objection received from 43 Harton Grove –

- Object to the roof extension as it would be excessive
- Concerns regarding overlooking and loss of privacy in the rear garden and habitable room windows

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 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:

- LDF Policy DM1 (A and 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; and
- Impact on residential amenity

Impact on Visual Amenity

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

Although the proposed roof lights to the front elevation and the roof extension on the existing side extension would be visible from the public domain along Armstrong Avenue and St Peter's Way, they would not adversely impact the street scene.

The neighbour to the rear (no. 43 Harton Grove) has objected to the proposal stating that the roof extension as it would be excessive. Although the hipped roof on the existing extension

currently matches the roof shape on the west side of the dwelling, the roof on the opposite side is pitched with a gable. The proposed roof extension on the west side would match the pitched roof with gable on the eastern side of the property and therefore is considered to be acceptable and would not adversely impact the existing dwelling.

It is considered that the proposal would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials and is acceptable in terms of its design and also local visual amenity.

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 property is located at the end of a short cul-de-sac and is visible to a number of adjacent dwellings.

The neighbour to the rear (no. 43 Harton Grove) has objected to the proposal stating that the rear roof lights would create overlooking and loss of privacy in the rear garden and habitable room windows. The proposed roof lights would be set back at least 22m from the habitable room windows of no. 43 and would be angled, due to being located on the roof. Although the roof lights would overlook the rear garden of no. 43, the rear roof lights can be installed under permitted development rights. Furthermore, SPD9 paragraph 3.23 states that the extent to which an extension impacts on a neighbour's outdoor space is a material consideration but is given less weight than impacts from within the dwelling. Therefore the proposed roof lights are considered to be acceptable in terms of loss of outlook, privacy, overdominance and overlooking.

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).

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

- Drg. No. AA-025-005 - Proposed Elevations and Floor Plans - Received 27/08/2025
- Drg. No. AA-025-006 - Proposed Sections - Received 27/08/2025
- Drg. No. AA-025-003 - Proposed Site Plan - Received 27/08/2025

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 as specified within the application form (received 27/08/2025) and on the Drg. No. AA-025-006 (received 27/08/2025). 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

3 NOTE TO APPLICANT
All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should a bats or signs of bats be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution. Natural England Bat Advice Line: 0345 1300 228.

4 NOTE TO APPLICANT
Under UK legislation it is an offence to intentionally or recklessly disturb, damage or destroy an active birds nest. An active nest is one which is in the process of being built or contains eggs / chicks. Checks for active nests must be made before building works commences and, should any be found, works must be delayed or organised to avoid impacts on nesting birds. Failure to do so may result in an offence being committed, regardless of planning consent, and could lead to prosecution under the Wildlife and Countryside Act 1981.

5 NOTE TO APPLICANT
The NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.
An externally fitted bird box for House Martins/Swallows/Garden Birds following the below criteria:

- Under the eaves on the northern or eastern aspects
- A clear flight line must be available to the nest
- Not placed directly above windows or doors
- For garden birds tilt the box slightly forward so rain is less likely to enter the box
- Nest cups are suggested for House Martins and Swallows Nest cups – House Martin Conservation UK & Ireland

Case officer: Emma Thomas
Signed*: E.Thomas*
Date: 10/10/2025

Authorised Signatory: Seán Gallagher

Date: 13/10/2025