



NOTICE OF GRANT OF PLANNING PERMISSION
Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)
(England) Order 2015

Contact Name and Address:

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Application No: 250602

Date of Issue: 25/08/2026

In pursuance of their powers under the above mentioned Acts, South Tyneside Council as Local Planning Authority hereby **GRANT** planning permission for the following:

Proposal: Erection of a detached two storey dwelling with minor amendments to the boundary line with neighbour to the north 39 Sunderland Road, and new vehicle access from Sunderland Road

Location: Helvellyn, 39 Sunderland Road, East Boldon, NE36 0NA

SUBJECT TO THE FOLLOWING CONDITION(S) AND REASON(S):

- 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. 231024/5 – Proposed Dwelling 39 Sunderland Road East Boldon Proposed Plans rev G received 24-08-2026;

Email from Agent re 1st floor hallway roof window received 24-08-2026.

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 Prior to commencement of development above damp course level, full details (including samples, drawings and / or specifications) of all proposed external facing and roofing materials of the dwelling hereby approved, and hard surface treatments (including permeable materials for the proposed driveways such as gravel or permeable block paving) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.

In the interests of both visual and residential amenity in accordance with Local Plan policy 47, East Boldon Neighbourhood Plan EB3, the NPPF and South Tyneside Local Development Framework Policy DM1(A & B).

- 4 The dwelling hereby permitted shall not be occupied unless and until full details of a soft landscaping scheme, including provision of a green cover / soft landscape strip between the side (southern) elevation of the dwelling and hedge 2 (as detailed on the Arboricultural Impact Assessment and method Statement Tree Protection Plan received 29/4/26); details for works to infill spaces with native tree and hedgerow planting; and inclusion of a wild seed mix have been submitted to and approved in writing by the Local Planning Authority. These details shall include planting plans, written specifications and schedules of plants (noting species, plant sizes and proposed planting densities where appropriate) and timing details regarding implementation thereof.

Thereafter such landscaping works shall be implemented as approved in accordance with the approved timing details. If any such landscaping is removed, dies or becomes diseased within 5 years of its planting, it shall be replaced in the next planting season in the same location with planting of similar size and species to that which it replaces unless otherwise agreed in writing by the Local Planning Authority.

In respect of the works to infill spaces within native hedgerow planting, prior to first occupation, evidence of the gapping up of the hedgerows in the form of photographs and corresponding plan shall be submitted to and approved in writing by the Local Planning Authority.

The green cover / soft landscape strip between the side (southern) elevation of the dwelling and hedge 2 (as detailed on the Arboricultural Impact Assessment and method Statement Tree Protection Plan received 29/4/26), shall remain in place and retained in perpetuity.

In the interests of visual amenity, ecology and to ensure the protection of native hedgerow in accordance with Local Plan policy 34, East Boldon Neighbourhood Plan policies EB1, EB3 and EB7, LDF Policies EA3 and DM7 and the NPPF.

- 5 Notwithstanding the details submitted as set out in condition 2, and before development above damp course level commences, full details for all boundary treatments and means of enclosure for the hereby approved development, shall be submitted to and approved in writing by the Local Planning Authority, including details for a ranch style fence adjacent to hedge 2. All works shall be carried out and remain in place in accordance with the approved details.

In the interests of visual amenity and biodiversity in accordance with Local Plan policy 47, East Boldon Neighbourhood plan policies EB1, EB3 and EB7, LDF Policies EA3 and DM7 and the NPPF.

- 6 Before the hereby approved development above damp course level commences, full details of on-site biodiversity enhancement measures, shall be submitted to and approved in writing by the Local planning Authority. These details shall include:
- a) Details for a minimum 1 no. integrated roosting features for birds (swift box)
 - b) Details of a minimum 1 no. integrated bat box.

Thereafter the biodiversity enhancement measures shall be implemented as approved and thereafter, prior to first occupation, evidence of inclusion of the on-site biodiversity enhancement measures shall be submitted to an approved in writing by the LPA.

To ensure the development encourages biodiversity in accordance with Local Plan policy 34, East Boldon Neighbourhood plan policies EB1, EB3 and EB7, the NPPF, LDF Policies EA3 and DM7 and the Wildlife and Countryside Act 1981.

- 7 All works shall be undertaken in accordance with the tree and hedge protection measures, as detailed in the Arboricultural Impact Assessment and Method Statement and Arboricultural Method Statement and Tree Protection Plan received 29/04/2026 (and in accordance with BS5387 'Trees in Relation to design, demolition and construction' 2012, and NJUG guidelines).

Works, including the excavation, removal or deposit of earth or other materials shall not be carried out within the identified Ground Protection Areas), as identified within the Arboricultural Method Statement and Tree Protection Plan received 29/04/2026 without the written prior consent of the Local Planning Authority.

Furthermore, prior to the commencement of any works within the No Dig - Tree Friendly Construction area within the root protection area of T5, as identified within the Arboricultural Method Statement and Tree Protection Plan received 29/04/2026, details for finished levels shall be submitted to and approved in writing by the LPA to ensure that the no-dig approach is not undermined by any level changes.

All works within the identified No Dig - Tree Friendly Construction area within the root protection area of T5, as identified within the Arboricultural Method Statement and Tree Protection Plan received 29/04/2026 shall be undertaken in accordance with the methodology and details as set out in section 5.7 of the Arboricultural Method Statement and Tree Protection Plan received 29/04/2026.

To ensure that existing trees and hedges within and adjacent to the site, are adequately protected during the period of construction works in accordance with Local Plan Policy 47, East Boldon Neighbourhood Plan policies EB1, EB3, EB6, EB7, LDF Policies DM1 (C) and EA1, EA3 and DM7 and the NPPF.

- 8 Prior to the clearance of any vegetation on site, due to the presence of felled brash on site, a pre-works check for hedgehogs should be undertaken immediately before works commence on site and be undertaken by a suitably qualified ecologist.

To ensure the development does not harm habitats and encourages biodiversity in accordance with Local Plan Policy 34, East Boldon Neighbourhood Plan policies EB1, EB3 and EB7, the NPPF, LDF Policies EA3 and DM7 and the Wildlife and Countryside Act 1981.

- 9 During construction works any trenches or voids dug on site should be filled within the same working day. In the event that this is not possible, an adequate means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled not greater than 30 degrees should be provided and / or the trench should be securely covered overnight.

To ensure the development does not harm habitats and encourages biodiversity in accordance with Local Plan policy 34, East Boldon Neighbourhood Plan policies EB1, EB3 and EB7, the NPPF, LDF Policies EA3 and DM7 and the Wildlife and Countryside Act 1981.

- 10 Any works for the removal of any Variegated Yellow Archangel, should be carried out such that any arisings are treated correctly to ensure that the plant does not escape into the environment, this involves ensuring that any Variegated Yellow Archangel removed from the site is taken to a controlled waste disposal site or burned on site.
- To ensure the development does not harm habitats and encourages biodiversity in accordance with Local Plan policy 34, East Boldon Neighbourhood Plan policies EB1, EB3 and EB7, the NPPF, LDF Policies EA3 and DM7 and the Wildlife and Countryside Act 1981.
- 11 If any vegetation clearance works are commenced during the bird nesting season of March to August inclusive, the works will require a checking survey by an ecologist in order to confirm presence/absence of nesting birds to be submitted to, and approved in writing by, the Local Planning Authority in advance of such works commencing.
- In the interests of biodiversity and in accordance with the Local Plan policy 34, East Boldon Neighbourhood Plan policies EB1, EB3 and EB7, the NPPF, LDF Policies EA3 and DM7 and the Wildlife and Countryside Act 1981.
- 12 Any further works (including removal) of T1 as identified within the Arboricultural Method Statement and Tree Protection Plan received 29/04/2026, and which is a Preliminary Roost Feature - Individual roost feature, shall be carried out under Bat Conservation Trust Guidelines for PRF-I trees with supervision from an experienced and qualified Ecologist to ensure no harm to bats.
- In the interests of biodiversity and in accordance with the Local Plan policy 34, East Boldon Neighbourhood Plan policies EB1, EB3 and EB7, the NPPF, LDF Policies EA3 and DM7 and the Wildlife and Countryside Act 1981.
- 13 No construction or associated works or deliveries of materials shall take place outside the hours of daylight and in addition not beyond the hours of 8am - 6pm Monday to Friday and 9am - 1pm Saturdays and no such works or deliveries shall be carried out at any time on Sundays or Bank Holidays. to prevent disruption to the foraging activities of bats.
- To safeguard the amenity of the nearby residents and to prevent disruption to foraging activities of bats, in accordance with Local Plan policies 34, 47, East Boldon Neighbourhood Plan policies EB1, EB3 and EB7, the NPPF, LDF Policies DM1, EA3 and DM7.
- 14 Prior to the commencement of development, evidence of connection to the Northumbrian Water Network for the disposal of foul and surface water shall be submitted to, and approved in writing by, the Local Planning Authority. Prior to the first occupation of the dwelling, the approved details shall be implemented and retained thereafter.
- In the interest of ensuring satisfactory drainage works and to avoid pollution of the water environment in accordance with Local Plan policies 7 and 8, East Boldon Neighbourhood Plan policies EB1, EB3, EB5, EB12, policies DM1(K), ST2 and the NPPF.
- 15 Prior to the commencement of development an investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in

writing of the Local Planning Authority. The report of the findings must include

- (i) a survey of the extent, scale and nature of contamination,
- (ii) (ii) an assessment of the potential risks to human health, property (existing or proposed) and
- (iii) (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management'.

To ensure that risks from land contamination to the future users of the land are minimised, and to ensure that development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with adopted Local Plan policies 3 and 4, South Tyneside LDF Development Management Policy DM1 and the NPPF.

- 16 A Detailed Remediation Strategy for the proposed remedial works shall be submitted to and approved by the Local Planning Authority prior to commencing remedial works. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. Where remediation of gas has been identified as necessary by the site investigation a gas verification plan shall be submitted for the proposed gas protection measures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

To ensure that risks from land contamination to the future users of the land are minimised, and to ensure that development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with adopted Local Plan policies 3 and 4, South Tyneside LDF Development Management Policy DM1 and the NPPF.

- 17 Following completion of measures identified in the approved remediation strategy, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority prior to the site being occupied.

To ensure that risks from land contamination to the future users of the land are minimised, and to ensure that development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with adopted Local Plan policies 3 and 4, South Tyneside LDF Development Management Policy DM1 and the NPPF.

- 18 If during development ground contamination is identified and that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme including timescales for completion of that scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. That approved remediation scheme shall thereafter be undertaken in full accordance with the approved details and timescales and a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

To ensure that risks from land contamination to the future users of the land are minimised, and to ensure that development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with adopted Local Plan

policies 3 and 4, South Tyneside LDF Development Management Policy DM1 and the NPPF.

- 19 The development hereby permitted shall not be occupied until the car parking and turning area, as shown on the proposed site plan listed in condition 2, has been provided. Thereafter, that car parking and turning area shall remain in place and shall be kept available for the parking and manoeuvring of vehicles at all times.

In the interests of highway safety and residential amenity, in accordance with Local Plan policies 26 and 47, East Boldon Neighbourhood Plan policies EB3, LDF Policy DM1 (G) and the NPPF.

- 20 Notwithstanding the details submitted as set out in conditions 2, and before development above damp course level commences, full details for the site access and any enclosure relative to the rear of public footway, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include for the continued provision (and clearance / maintenance) of the 2.4m x 43m visibility splay westward and the delivery of a 2mx2m inter-visibility splay to the rear of the footway.

In the interests of highway safety and residential amenity, in accordance with the Local Plan policies 26 and 47, East Boldon Neighbourhood Plan policies EB3, LDF Policy DM1 (G) and the NPPF.

- 21 Prior to first occupation of the dwelling hereby permitted, details for covered and secure cycle parking for 3 no. cycles, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

In the interests of providing a sustainable development, in accordance with Local Plan policies 26 and 47, East Boldon Neighbourhood Plan policies EB3, LDF Policy DM1 (G) and the NPPF.

- 22 Development shall not commence until a small-scale construction method statement (DCMS), together with a supporting plan, has been submitted to and approved in writing by the Local Planning Authority. The approved CMS shall be adhered to throughout the construction period and shall ensure that all construction works, including vehicle movement and storage of materials, do not encroach on land and habitats outside of the site boundary. The CMS and supporting plan shall, where applicable provide for:

- a) highway dilapidation / condition survey of the site frontage vehicular access crossing of the footway/verge area to Sunderland Road and details for the reconstruction/resurfacing of the footway/verge area in the event that damage is caused by construction traffic and that the verge area to the rear of the footway is required to be made up to an access crossing standard.
- b) the parking of vehicles of site operatives and visitors;
- c) the loading and unloading of plant and materials,
- d) storage of plant and materials used in constructing the development;
- e) Details to identify measure to be implemented to prevent and control pollution under the Pollution and Prevention and Controls Act, including the prevention of chemical spills and air pollution (dust coverage on vegetation).

To prevent nuisance in the interests of residential amenity, highway safety and ensure the development does not harm habitats in accordance with Local Plan policies 25, 34 47, East Boldon Neighbourhood Plan policies EB1, EB3, EB7 the NPPF and South Tyneside Local Development Framework policies EA3, DM1 and DM7.

- 23 Notwithstanding the provisions of Class A, B, C D, and F of Part 1 and Class A of Part 2 of Schedule 2; of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) details of any enlargement, improvement or other alteration to the dwelling(s) hereby approved and any buildings, including sheds, garages and glass houses to be erected within the curtilage of the dwellinghouse(s) shall be submitted to and approved by the Local Planning Authority.

To ensure development does not adversely affect residential amenity of neighbouring properties and in the interests of visual amenity in accordance with Local Plan policy 47, East Boldon neighbourhood Plan policy EB3, the NPPF and LDF policy DM1 (B) of the South Tyneside Local Development Framework.

- 24 The dwelling hereby approved as implemented shall consist exclusively of a dwelling which is self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended).

To ensure effective operation of Biodiversity Net Gain (Schedule 7A of the Town and Country Planning Act 1990) and to meet the requirements of the Self-build and Custom Housebuilding Act 2015 (as amended).

NOTES TO APPLICANT:

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF (National Planning Policy Framework).

- 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 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 bat or signs of bats (such as droppings or dead 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 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. Activities which may affect nesting birds must be organised and timed to avoid the bird breeding season which is March to August inclusive, though please note some birds such as pigeons may nest outside of this period. 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 In the event that security lighting to the hereby approved dwelling is to be installed, consideration should be given to ensuring that this is 'bat-friendly' following the Institution of Lighting Professionals and the Bat Conservation Trust guidance. An informative is recommended in this regard. <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>
Any 'bat friendly' lighting should have low UV and blue light content (e.g. be warm white LEDs <3000K) should have directional fittings and hoods etc to focus light only where needed avoiding upward and sideways light spill into natural habitats and be on motion sensors or timers to reduce constant illumination.
- 6 The applicant's attention is brought to the Environment Agency 's Standing Advice for Minor and Vulnerable Developments. Specifically, the advice regarding finished floor levels and the use of flood mitigation measures.
- 7 It is recommended (following consultation with the LLFA), that the applicant undertake rainwater harvesting techniques such as water butts retrofitted to downpipes.

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

- 1 This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.
- 2 You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.
3. Any non-material change to the approved plan(s) that form part of this permission would require the submission of an application for a non-material change under section 96A of the Town and Country Planning Act 1990. Whether changes to a proposed development are considered non-material is a matter for Planning Authority discretion.
- 4 The approved development should be implemented in strict compliance with all of the planning conditions, and in particular any which require details to be approved prior to the commencement of the development. Failure to do so may result in any commencement of development being unauthorised, which could be liable to enforcement action.
- 5 If you wish to change, or not comply with, any of the planning conditions attached to the permission, then you will need to submit a new application for planning permission under section 73 of the Town and Country Planning Act 1990. This does not affect your statutory rights of appeal against any of the planning conditions. This includes if you wish to not comply with a condition attached to a permission which details the approved plan(s), so as to make a minor material change to the approved plan(s). A minor material change is defined as one whose scale and nature results in a development that is not substantially different from that which has been approved.
- 6 Your attention is drawn to your responsibilities under the Chronically Sick and Disabled Persons Act 1970 and the Equalities Act 2010 relating to disabled persons, to ensure that adequate attention has been paid to their needs. If the proposed development involves new or existing buildings to which the public are to be admitted, or offices, shops, railway premises, factories or educational buildings, provision should be made for the means of access, parking and sanitary conveniences to meet the needs of disabled people. In addition, appropriate signposting of the facilities should be provided. In carrying out these statutory obligations your attention is drawn to the "Code of Practice for Access for the Disabled to Buildings" (BS5810:1979). You are advised to seek professional advice to ensure that you meet your legal obligations under the Equalities Act 2010, especially with regard to Part III thereof.

APPEALS TO THE SECRETARY OF STATE

7 Only the applicant possesses the right of appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice unless:

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference no. if applicable], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals should be made online via [Appeal a planning decision](#). If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at [Make an appeal to the Planning Inspectorate and associated guidance](#).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

PURCHASE NOTICES

- 8 If permission to develop land is granted subject to conditions, whether by South Tyneside Council as local planning authority or by the Secretary of State for Communities and Local Government, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council, requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.