



South Tyneside Council

Reference:	250628
Location:	20 High Back Close Jarrow NE32 5PA
Ward:	Monkton
Description:	Demolish existing conservatory and construction of new single storey rear extension. Extend hard standing of drive along side garden and construct a corner stone wall to right hand side of drive.
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Emma Thomas
Case Officer Contact No.:	0191 4247593 or 07741105284

Description of the Site

The detached dwelling is located within the Monkton Village Conservation Area in an established residential area of Jarrow.

Description of the Proposal

This application seeks full householder planning permission for the demolition of the existing conservatory and construction of single storey rear extension. To also extend the hard standing of drive along side garden and construct a corner stone wall to right hand side of drive.

The proposal was amended part-way through the application process to take into consideration the Highway Service Verge. Neighbours were not formally re-notified of this as the amendments were smaller than originally proposed and no request had been made to be re-notified of amendments, in line with the Council's Statement of Community Involvement, however the neighbour that had made a representation was advised by email of the amended plans.

Relevant Planning History

ST/0008/96//DM - Proposed erection of sun lounge – Grant Permission with Conditions - 18/04/1996

ST/0008/96/01/DM - Retrospective submission of external materials: Abbotsley Antique facing brick - Grant Permission - 10/06/1996

Summary of Consultation Responses

The following responses were received in response to the statutory consultation period which ended on 10/12/2025.

Historic Environment Officer – No response received

Highways Development Officer – The amended details received with the re-consultation have been reviewed and are acceptable. The Highway Authority therefore has no objection to the proposal.

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 and a Development Management Policies Development Plan Document (DPD) 2011.

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

- LDF Policy DM1 - Management of Development (A and B)
- DM6 - Heritage Assets and Archaeology
- Core Strategy Policy EA3

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

- 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 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
- Highway Safety

Impact on Visual Amenity

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

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.

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.

The existing property hosts a rear conservatory which has fell into a state of disrepair and the materials do not match the existing dwelling. The proposed replacement extension would be built with sandstone which would complements the existing dwelling.

Although the height proposed rear extension would be larger than the existing conservatory, it would still sit below the roof ridge of the existing garage and would not be visible from the public domain along High Back Close.

The existing tarmac drive would be replaced with block paving. The drive would also be extended to the north within the side garden. A footpath would also be installed linking the driveway to the front paved area. Also proposed is to erect a stone wall to the north of the driveway entrance. This would replicate the stone wall on the opposite side of the driveway. Both of these are considered to be acceptable, particularly as the materials would match the existing driveway and boundary treatment.

The proposed development would be of an acceptable scale and massing having regard to the existing host property and to the surrounding area, whilst the proposed materials would be in keeping with the materials used in the existing dwellinghouse and as such would be considered to be acceptable. A condition is suggested ensuring the materials match those on the existing dwellinghouse.

It is therefore considered that the proposals would not impede the architectural character of the dwelling or the character and appearance of the Conservation Area and would accord with LDF Policy DM1 (A) and the guidance contained within SPD 9 and SPD 17.

Impact on Residential Amenity

LDF Policy DM1 (B) seeks to preserve residential amenity. SPD9 sets out guidelines for householder developments.

The proposed works would not cause harm to the residential amenity of the adjacent neighbours.

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).

Impact on Highway Safety

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

The Council's Transport Development Officer has reviewed the amended scheme and confirmed that the proposal is considered acceptable. However, they have recommended the inclusion of a condition relating to surface water drainage. Specifically, they request that, prior to the development being brought into use, details of the drainage system to prevent run-off from private land onto the highway be submitted to and approved in writing by the Local Planning Authority. This condition is deemed unnecessary, as the proposed construction materials are permeable and will adequately address surface water management.

Having regard to the above, the proposed development is considered to have no significant harm to the highway safety 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 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

- Existing & Proposed Plans Drg. No. Planning.MG.01 Rev A - Received 27/11/2025
- Existing & Proposed Elevations Drg. No. Planning.MG.02 - Received 03/10/2025

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 stated in the submitted application form (received 03/10/25) and on drawing no. Planning.MG.01 Rev A (received 27/11/2025) and drawing no. Planning.MG.02 (received 03/10/2025). 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 **Reminder to not store building material or equipment on the highway**
Building materials or equipment shall not be stored on the highway unless otherwise agreed in writing. You are advised to contact Highways@SouthTyneside.gov.uk for Skips and Containers licences.

Case officer: Emma Thomas

Signed: *E. Thomas*

Date: 11/12/2025

Authorised Signatory: Seán Gallagher

Date: 12/12/2025