South Tyneside Council

Reference:	250701
Location:	193 Temple Park Road South Shields NE34 0EW
Ward:	Harton
Description:	Front dormer extension, heighten existing utility room/store. Tiled roof to existing conservatory with 2no rooflights. 1no new rooflight to rear of main roof. Alterations to door/window arrangements to front of utility room, rear of bungalow and side of new shower room.
Recommendation:	Grant Permission with Conditions
Case Officer:	Evie Werndly
Case Officer Contact No.:	0191 4247176

Description of the Site

This application relates to a semi-detached bungalow in a residential area of South Shields.

Description of the Proposal

This application seeks full householder planning permission for the erection of a front dormer extension.

The height of the existing utility room/store would be increased, with the removal of the existing utility room/store side door to be replaced with a window to the side of the new shower room.

The application also proposes the installation of a tiled roof to the existing conservatory, with the addition of 2no. rooflights. 1no. rooflight would be installed to the rear of the main roof.

Relevant Planning History

No planning history.

Summary of Consultation Responses

N/A

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 Core Strategy are relevant to this planning application:

- DM1 – Management of Development

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

- Supplementary Planning Document 9 (Householder Development)

Although the Publication draft South Tyneside Local Plan is now at a more advanced stage of preparation having been subject to two statutory consultation periods, Borough Council decided on 5 September 2024 not to endorse submission of the Local Plan to the Secretary of State for Examination. As such only negligible weight can be afforded to relevant policies at this time and less weight than would have been afforded in the period between completion of the Regulation 19 consultation in March 2024 and prior to Borough Council's decision. For this reason, the report does not seek to identify specific policies from this Plan.

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.
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

Impact on Visual Amenity

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

The proposed installation of a front dormer extension would be visible from the public domain. However, it would complement the street scene, as many properties along Temple Park Road are characterised by dormers, including the detached neighbour to the north of the applicant property (no. 191 Temple Park Road).

The proposed heightening of the utility/shower room, installation of a tiled roof to the conservatory, and 1no. rooflight to the bungalow's roof would be visible from a number of surrounding properties at the rear of the applicant property on Mitford Road. However, the visual impact of the proposal on the dwelling and its immediate neighbourhood would be acceptable, as it would be of a low profile.

The proposed dormer would be positioned below the roof ridgeline and set-up from the eaves of the main dwelling, as stated in the SPD9 guidance. The dormer would not project beyond the principal front elevation. As a result, the proposed development would be of an acceptable scale and massing having regard to the existing host property and to the surrounding area.

The proposed flat roof to the dormer extension would have a dark grey fibreglass finish. The proposed roof tile, red brick and white uPVC framing would match the existing as closely as possible. Composite cladding to the front dormer would match the colour of the existing roof closely. Therefore, the proposed materials would be in keeping with the materials used in the existing dwellinghouse and as such would be considered to be acceptable.

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 windows in the proposed front elevation of the dormer would outlook on to Temple Park Road, and would be opposite properties located to the west of the applicant property on Temple Green. However, they are located at a sufficient distance to not compromise the level of privacy within the habitable rooms of these neighbouring properties.

The proposed installation of a window to the shower room in the side elevation would be opposite the boundary fence with the adjoining neighbouring property (no.195 Temple Park Road). However, the window would be obscurely glazed, meaning the privacy to this neighbour would be maintained.

The proposed dormer would not result in an oppressive or overbearing visual impact from habitable room windows opposite the property. This is due to the fact that the proposal would be positioned below the roof ridgeline and set-up from the eaves of the main dwelling, as to not form an unduly prominent feature of the existing dwelling.

The proposed heightening of the utility/shower room, tiled roof to the conservatory, and installation of 1no. rooflight to the bungalow's roof would be visible from a number of surrounding properties at the rear of the applicant property on Mitford Road. However, they would not result in an overbearing impact.

The proposed heightening of the existing utility/store roof from approximately 2.1 metres at the lowest point, to 3 metres would not result in significant overshadowing of habitable windows of neighbouring properties. This is due to there being an outbuilding (garage) situated on the boundary with no.191, which is adjacent to the existing utility/store. The existing utility room/store is sufficiently distanced from no.54 Mitford Road at the rear.

Having regard to the above, the proposed development is considered to have no significant harm to the residential amenity of neighbouring properties and is considered to 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 or 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 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 Elevations and Plans Drg No 0780-1431-855 received 11/11/2025
- Proposed Elevations and Plans Drg No 1 received 11/11/2025
- Proposed Front and Rear Plan Drg No 2 received 11/11/2025
- Proposed Roof and Site Plan received 11/11/2025

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.

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 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

2 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).

Case officer: Evie Werndly

Signed: E.Werndly

Date: 17.12.2025

Authorised Signatory: Seán Gallagher

Date: 18/12/2025