South Tyneside Council

Reference:	250718
Location:	66 Mitford Road South Shields NE34 0EQ
Ward:	Harton
Description:	Demolish existing front porch. Construct new (larger) front porch and pitched roof to front, side and rear ground storey with 3no rooflights.
Recommendation:	Grant Permission with Conditions
Case Officer:	Evie Werndly
Case Officer Contact No.:	0191 4247176

Description of the Site

This application relates to a detached dwelling located in a residential area of South Shields.

Description of the Proposal

This application seeks full householder planning permission for the demolition of the front porch, to be replaced by the construction of a larger front porch.

The application also proposes the installation of a pitched roof to the front, side and rear ground storey of the property, with 3no. rooflights to the rear of the property.

Relevant Planning History

The planning history of the site is as follows:

Application 1
- Planning Ref - ST/0170/87//DM
- Description - Extension to kitchen and extension to dwellinghouse to provide sun lounge
- Decision - Grant Permission with Conditions
- Decision Date - 23.04.1987

Application 2
- Planning Ref - ST/0453/91//DM
- Description - Kitchen, utility and sunlounge extension
- Decision - Grant Permission with Conditions
- Decision Date - 12.07.1991

Application 3

- Planning Ref - ST/1148/01//DM
- Description - Proposed garage and porch extension
- Decision - Grant Permission with Conditions
- Decision Date - 03.01.2002

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:

- LDF CS ST1 - Spatial Strategy for South Tyneside
- Supplementary Planning Document 9 (Householder Development)

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 pitched roof to the front, side and rear ground storey would host roof tiles to match those on the existing dwellinghouse as closely as possible, as well as the white uPVC, rainwater goods, and fascias. The facing brick to the proposed larger porch would also match the existing as closely as possible. As a result, the proposed materials would be in keeping with the materials used in the existing dwellinghouse and as such would be considered to be acceptable.

The neighbouring property (no. 68 Mitford Road) and the two opposite properties (no. 39 and 41 Mitford Road) all have single pitched roofs to their ground storey front elevations. The proposed pitched roof would resultantly complement the character of the existing host property and the surrounding area.

The proposed front porch would be visible from Mitford Road, and would project forward beyond the existing front porch by 0.4 metres, with a greater width by 0.2 metres. The porch would therefore project forward from the original dwelling by 1.4 metres, which aligns with guidance in SPD 9. The proposed development would be of an acceptable scale and massing having regard to the existing host property and the surrounding area, as the ground area covered by the proposed porch would only be marginally larger than the existing.

The proposed installation of 3no. roof lights to the rear elevation would be of a ‘low profile’, which would reduce their impact upon visual amenity. They would only be visible from the neighbouring property to the south (no. 64 Mitford Road), and potentially from neighbouring gardens at the rear of the applicant property.

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 proposed porch would have a side window in the western elevation. However, there is no neighbouring property immediately to the west of the applicant property. Therefore, the proposed extension would not compromise the level of privacy within the habitable rooms of neighbouring properties. Moreover, the existing porch has a side window which is of a similar scale to the proposed side window.

There are no windows located in the western side elevation of the neighbouring property (no. 68). As a result, the heightened roof to the side elevation of the host dwelling would not form a very dominant feature from this property. The pitched roof to the front of the property would be visible from the public domain, and the rear pitched roof may be visible from the neighbouring gardens to the rear. However, it would not result in an overbearing visual impact, and these properties would not be adversely impacted by the proposal.

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 and Proposed Elevations and Floor Plans Drg No 0787-9460-401 – received 21.11.2025
- Proposed Elevations and Floor Plans Drg No 1 – received 21.11.2025
- Proposed Rear Elevation Drg No 2 – received 21.11.2025
- Proposed Roof and Site Plan – received 21.11.2025

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: 22.12.2025

Authorised Signatory: Seán Gallagher

Date: 06/01/2026