



South Tyneside Council

Reference:	250759
Location:	10 Crawley Avenue Hebburn NE31 2LU
Ward:	Hebburn South
Description:	Two storey side extension, single storey front extension and single storey rear extension
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Casey Scott
Case Officer Contact No.:	0191 4246780 or 07442 655446

Description of the Site and Proposal

This application relates to 10 Crawley Avenue which is a semi-detached property in Hebburn with a driveway to the front and garden to rear. There is a single storey offshoot to the rear.

The application seeks planning permission for a two storey side extension, single storey front extension and single storey rear extension.

The proposed two storey side extension would measure approximately 6.5m in depth and 2.7m in width to an overall height of 6.75m, which is set down from the original roof by 0.5m. The front elevation of the first floor of the two storey side extension would be set back 0.552m from the front of the original property.

The single storey front extension would measure 1.36m from the principal elevation of the property and measure 4.5m in width, with a maximum height of 3.35m. This would include a window and a door to the front elevation.

The single storey rear extension would measure 2.5m in depth from the rear wall of the existing property, a total width of 7.65m and a maximum height of 3.45m. This would include a window and patio door to the rear.

This application is a resubmission of a previously refused planning permission, reference 250278. The application was refused planning permission in June 2025 for the following reason:

The proposed two-storey side extension by virtue of its lack of a set-back and set-down in relation to the front elevation and roof ridge of the host dwelling and the single-storey front extension by virtue of its substantial projection beyond the front elevation of the host property would in terms of their scale and design appear over-dominant, incongruous and lacking in subservience in relation to the host dwelling,

the pair of semi-detached dwellings of which the application property forms a part and the wider streetscene. This would result in significant harm to the visual amenities of the locality contrary to Policy DM1 of the South Tyneside Local Development Framework, the Council's SPD9 Householder Developments planning guidance and paragraphs 131, 135 and 139 of the NPPF.

An appeal was submitted for the above application 250278, and the appeal was dismissed in October 2025.

Relevant Planning History

Reference: 250278

Description: Two storey side extension, single storey front extension and single storey rear extension

Decision: Refuse Householder Permission – 18.08.2025

Appeal

Reference: 250278

Description: Two storey side extension, single storey front extension and single storey rear extension

Appeal decision: Appeal dismissed – 08.10.2025.

Summary of Consultation Responses

No consultees required.

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, a Development Management Policies Development Plan Document (DPD) 2011, East Boldon Neighbourhood Plan (2021) and Site Specific Allocations Development Plan Document DPD 2012.

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

- LDF CS ST1 - Spatial Strategy for South Tyneside
- LDF Policy DM1 - Management of Development
- Core Strategy: EA3 - Biodiversity and Geodiversity
- 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 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

LDF Policy DM1 seeks to preserve the visual amenity of the area (limb A) and the residential amenity of neighbouring properties (limb B), whilst Supplementary Planning Document 9 provides guidance for householder developments.

The application seeks consent for the construction of a two storey side extension, single storey front extension and single storey rear extension. As mentioned, the application has been submitted as a resubmission of the previously refused application 250278, and which was subject to a dismissed planning appeal.

The proposed development as set out earlier in this report, are in response to the issues raised as part of the previous planning application 250278. The proposal has been assessed in line with SPD 9, which as guidance sets out for two storey side extensions that, *'to achieve the desired subordinate appearance and to minimise any terracing effect, two-storey side extensions on semi-detached and high-density detached properties should: provide a minimum 1 metre set-back between the front wall of the upper storey extension and the main front wall of the house; provide a significantly lowered ridge line and a roof shape that corresponds to the main dwelling.'* In this instance, the proposed development is set back approximately 0.552m from the front wall of the property. The ridge is set down by 0.5m from the ridge of the original property.

Whilst the above measurements do not conform to the parameters set out in SPD9 guidance, it is considered, in this instance, that the development with set back of 0.552m and set down of 0.5m achieves the same aims as SPD 9, ensuring that the development will achieve a subordinate appearance to the main dwelling and would not result in any terracing effect. As a result, it would not be considered reasonable to refuse planning permission in this instance.

With respect of the front extension, SPD9 sets out that *'in the case of terraced and semi-detached houses, front extensions should not normally project forward from the original dwelling by more than 1.4 meters'*. The proposed single storey front extension would measure 1.36m in length from the front wall of the property. This part of the development is considered acceptable with respect of design and impact upon the amenity of the neighbouring properties.

With respect of the materials for the proposed development, the application form states that the materials will be to match the existing property, ensuring the development will be in keeping with the application property and the wider streetscene.

Therefore, having regard to the design, scale, massing and relationship with neighbouring properties of the proposed development, it is considered that it would not give rise to significant harm to the visual amenity of the area, as a result of combination of development for the two storey side extension, single storey front extension, and the less visible single storey rear extension.

With respect of residential amenity, the proposed development has been assessed and it is not considered that it would result in harm to the residential amenity of the neighbouring properties, with respect any loss of privacy, outlook and it would not cause overlooking.

Conclusion

In conclusion, and having regard for all of the above, it is considered that the proposal would have an acceptable impact upon the residential and visual amenity of the area. It is considered that the proposal complies with all relevant local and national planning policy and the application is therefore 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:

Sheet 1 of 1 Proposed Floor Plans, Elevation Plans and Site Plan – received 11.03.2026.

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 The external surfaces of the development hereby permitted shall be those as detailed within the application form, received 10.12.2025.

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

Case officer: Casey Scott

Signed: C.Scott

Date: 24.03.2026

Authorised Signatory: Helen Lynch

Date: 25/03/2026