Appeal 6017285

Submitted on 5 October 2026.

Before you start

Local planning authority	South Tyneside
Appeal type	Full planning
Decision date	10 April 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Mabel Tay SHUK-01 LTD
Contact details	Darren Ridley The Planning Station
What is your phone number?	07869507002
What is the address of the appeal site?	4 Beaufront Terrace South Shields NE33 5QE
What is the area of the appeal site?	110 m^2
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	Yes The Inspector may wish to view the internal layout of the property.
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	250762
Was your application for a major or minor development?	Minor development

Was your application about any of the following?	Change of use
Enter the description of development that you submitted in your application	Change of use from C3 Dwelling to C4 HMO (6 persons)
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	250762 Application Form 121225.pdf (/document/be4b15a7-9546-453b-b4ba-522b21c3e6e0)
Decision letter	250762 Decision Notice.pdf (/document/fa544536-7786-4620-ad4b-61a458aaf65f)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	4 Beaufront Terrace FSoC V4 and Appendices.pdf (/document/4b0019ad-199c-4c44-b940-bb85f25afb96)
Do you want to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	No
Plans, drawings and supporting documents	IA_2030_09_02_Floor Plans_Rev B_pdf.pdf (/document/515eeb71-260a-433f-af67-5d317cf9573e) Existing and Proposed Site Plans and Location Plan Drg No 01 Rev A 121225.pdf (/document/cd442797-30ed-4134-a2f7-75be30007003) Planning Statement.pdf (/document/384d1216-b279-4086-8902-97ba6574aada) Existing and Proposed Floor Plans Drg No 02 Rev C 040326.pdf (/document/ad37596a-9c59-451c-9e78-b72630510406) Second Floor Plan and Section Drg No 03 Rev A 040326.pdf (/document/af37bbf7-8239-4cd2-9cbc-c16bf671c472)

	SUPERSEDED Existing and Proposed Floor Plans Drg No 02 Rev A 121225.pdf (/document/48fd70c9-e25f-4a33-9489-e7b7eef7f17e)
Do you have any new plans or drawings that support your appeal?	No
Do you have any other new documents that support your appeal?	No