South Tyneside Council

Reference:	260044
Location:	Boldon Golf Club Ltd, Dipe Lane, East Boldon, NE36 0PQ
Ward:	Cleadon Village and East Boldon
Description:	The removal of the existing dormer, removal of the chimneys and copings, and the replacement of the existing roof slates.
Recommendation:	Grant Permission with Conditions
Case Officer:	Emma Thomas
Case Officer Contact No.:	0191 4247593 or 07741105284

Description of the Site

This application relates to the existing Boldon Golf Club building which is located on the southern side of Dipe Lane, East Boldon.

The application site is located within Green Belt. The building is Locally Listed as set out in SPD21.

Description of the Proposal

This application seeks full planning permission for the removal of the existing dormer, removal of the chimneys and copings, and the replacement of the existing roof slates.

Relevant Planning History

The planning history of the site is as follows:

Ref - ST/0321/20/FUL
Description – Change of use to convert the two storey living space (Flat) within the golf club house into an internal meeting room (1st floor) and a storage area (2nd floor).
Decision – Grant Permission with Conditions
Decision Date – 14/08/2020

Summary of Consultation Responses

The following responses were received in response to the statutory consultation period which ended on 21/05/2026.

East Boldon Forum –

The condition of the existing roof and other proposed work will only improve the appearance of the building.

Specifically, the chimney stacks have been rendered and look to be in a very poor condition. The raised copings along each verge have been covered in bituminous roofing felt like material, presumably to stop water ingress, and also look to be in a poor condition. The front dormer looks incongruous and sits uncomfortably at eaves level.

We would also ask that the verge treatment should be a traditional wet detail and a plastic dry system should be avoided if possible.

Countryside –

Designated Sites - I agree that there would be no significant impact on designated sites.

Protected Species
Bats - A bat survey was submitted and no bats were seen emerging from the building.

Breeding Birds - I agree works should be timed to occur outside of the bird breeding season (March – August inclusive) or alternatively if works are to be carried out within the breeding bird season a competent ornithologist should undertake a breeding bird risk assessment to check for any active birds nests before works are carried out. This is to be conditioned.

Whilst bats were not observed emerging from the building the applicant should be made aware of the Bat Informative, Biodiversity Enhancement and Bat Friendly Lighting.

Historic Environment Officer –

The loss of chimney stacks and dormer windows is regrettable as these are features that I would ideally have wished were retained. However, the roof pitch will remain unchanged, and the dormer to the rear will be renewed. I would ask that every effort should be made to reclaim and reinstate the existing natural roof slates to the principal elevation, as indicated in the Heritage Statement.

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 East Boldon Neighbourhood Plan and the Council's adopted South Tyneside Local Plan 2023-2040. Relevant policies are listed below:

- Local Plan Policy SP1: Presumption in favour of Sustainable Development
- Local Plan Policy 1: Promoting Healthy Communities
- Local Plan Policy SP21: Natural Environment
- Local Plan Policy 41: Green Belt

- Local Plan Policy 47: Design Principles
- Policy EB3: Design

The Local Development Framework (LDF) development plan documents also remain part of the development plan at the current time.

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 green belt;
- Impact on visual amenity;
- Impact on residential amenity; and
- Ecology and biodiversity

Impact on Green Belt -

The South Tyneside Local Plan (and its proposals map) shows this application site forming part of the designated Green Belt where local and national planning policies are in force to protect the character and openness of such areas. This designation (Local Plan Policy 41) seeks to safeguard the openness of the Green Belt and it seeks to prevent urban sprawl. Paragraph 142 of the NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 153 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 154 of the NPPF sets out exceptions where development in the Green Belt is not considered inappropriate, one of these [criterion c] being 'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'.

The proposed works would include the removal of the existing dormer, removal of the chimneys and copings, and the replacement of the existing roof slates. The exception listed under criterion c of Para 154 of the NPPF would apply in this case as the proposed works would be alterations to the existing dwelling and not result in disproportionate additions over and above the size of the original building and indeed would reduce the overall scale and massing of the building.

Given the above, the proposed development is considered to be acceptable in principle, in a sustainable location, and is not considered to be inappropriate development in the Green Belt, according with Part 16 of the NPPF, Local Plan Policy 41 and East Boldon Neighbourhood Plan Policy EB2 and EB12. Additionally, as the proposal is considered to meet exception (c) as set out in NPPF Paragraph 154, it is not necessary to apply the Green Belt openness test in this instance. Paragraph 11 (d) i) does not provide a strong reason for refusal in terms of Green Belt.

Impact on Visual Amenity -

Local Plan Policy 47 seeks to ensure that new development conveys sensitive consideration of its surroundings.

The property is also a Locally Listed Building. Policy HA1 (Alterations to a Heritage Asset) states:

'*Proposals involving the alteration of locally significant heritage assets must be appropriate in terms of scale and proportions, alignment, form, use of materials and architectural detailing. Where original fabric has deteriorated, repair rather than replacement should always be the first option. Materials must respect the age and character of the asset. Proposals that are considered detrimental to the character and appearance, or overall significance, of a heritage asset will be resisted*'

The proposed works would be to remove the existing front dormer, to remove the chimneys and copings, renew the rear dormer and to replace the existing roof slates. The Historic Environment Officer has commented on the application advising that it is regrettable that the chimney stacks and dormer will be lost, however the roof pitch will remain unchanged, and the dormer to the rear will be renewed. They have also asked that every effort should be made to reclaim and reinstate the existing natural roof slates to the principal elevation. The Heritage Statement does state that they will make every effort to reinstate the existing natural roof slates.

It is considered that the proposed works would not detract from the visual amenity of the existing dwelling and would convey sensitive consideration to its surroundings. It would accord with adopted Local Plan Policy 47.

Impact on Residential Amenity -

Local Plan Policy 47 seeks to preserve the residential amenity of occupants of nearby properties.

The closest residential properties are located along Dipe Lane and Claremont Court which is north east of the golf club. Due to the distance between the dwellings and the golf club, and the minimal works proposed, it is considered that there would be no adverse impact upon the nearby neighbours in terms of residential amenity.

Subject to a condition in relation to construction working hours, the development would accord with Local Plan Policy 47 and the NPPF Paragraph 135 (f) in respect of residential amenity.

Ecology and Biodiversity –

Local Plan Policy SP21 'Natural Environment' seeks to optimise conditions for wildlife and tackle habitat fragmentation.

Turning to the NPPF, paragraph 187 states that planning decisions should contribute to and enhance the natural and local environment by protecting sites of biodiversity value (in a manner commensurate with their statutory status or identified quality in the development plan) and minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Paragraph 193 further states that when determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

The Countryside Officer has advised that they agree that there would be no significant impact on designated sites.

A Bat Risk Assessment and Bat Activity Survey Report have been submitted as part of this planning application for consideration. The Bat Activity Survey states that no bats were seen emerging from the building. Although this is the case, the Countryside Officer has asked that a bat informative is included.

In terms of breeding birds, the Countryside Officer agrees that works should be timed to occur outside of the bird breeding season (March – August inclusive) or alternatively if works are to be carried out within the breeding bird season a competent ornithologist should undertake a breeding bird risk assessment to check for any active birds nests before works are carried out. This has been included as an informative.

In terms of Biodiversity Enhancement, the Countryside Officer has suggested that the permission includes the installation of one integrated Swift Brick and bat friendly lighting (should lighting be installed, albeit this application does not propose this). These have been included as informatives.

Given the above, it is considered that the proposed development would not give rise to significant adverse environmental impacts to biodiversity and nature conservation. The proposal is compliant with the Habitats Regulations and would not cause unacceptable harm in respect of biodiversity including BNG and protected species subject to conditions. As such the proposal would not conflict with Local Plan Policy SP21 and the NPPF (with regard to biodiversity).

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

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

- Proposed Elevations Drg. No. 003 – Received 27/01/2026
- Proposed Elevations Drg. No. 004 – Received 27/01/2026

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 materials for the development hereby permitted shall be those as stated within the following documents plans:

- Application form - Recieved 27/01/2026
- Proposed Elevations Drg. No. 003 – Received 27/01/2026
- Proposed Elevations Drg. No. 004 – Received 27/01/2026

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 **Bats** –
All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should a bat or signs of bats be discovered at any stage

during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.
Natural England Bat Advice Line: 0345 1300 228

2 **Breeding Birds –**
Under UK legislation it is an offence to intentionally or recklessly disturb, damage or destroy an active birds nest. An active nest is one which is in the process of being built or contains eggs / chicks. Activities which may affect nesting birds must be organised and timed to avoid the bird breeding season which is March to August inclusive. Failure to do so may result in an offence being committed, regardless of planning consent, and could lead to prosecution under the Wildlife and Countryside Act 1981.

3 **Swift Brick** –
An integrated Swift Brick (an example of which can be found here: https://www.nhbs.com/manthorpe-swift-brick) in the build itself following the below criteria:

- Under the eaves on the northern or eastern aspects.
- A clear flight line must be available to the nest.
- Not placed directly above windows or doors.

An integrated bat box as recommended in the Bat Conservation Trust guidelines. Box suggestions and guidance for installation can be found here; https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes.

4 **Bat Friendly Lighting -**
IF lighting is to be installed this should be 'bat-friendly' following the Institution of Lighting Professionals and the Bat Conservation Trust guidance https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/
Any lighting should have low UV and blue light content (e.g. be warm white LEDs <3000K) should have directional fittings and hoods etc to focus light only where needed avoiding upward and sideways light spill into natural habitats and be on motion sensors or timers to reduce constant illumination.

Case officer: Emma Thomas
Signed: *E.Thomas*
Date: 17/08/2026

Authorised Signatory: Seán Gallagher
Date: 17/08/2026