South Tyneside Council

Reference:	260050
Location:	90 Woodvale Drive Hebburn NE31 1RB
Ward:	Hebburn South
Description:	Demolition of existing rear single storey extension and construction of new full width two storey rear extension
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Casey Scott
Case Officer Contact No.:	0191 4246780 or 07442 655446

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)
- Whitburn Neighbourhood Plan WNP2 – Design Guidelines

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.

On the rear of the property, there is an existing single storey extension. The existing extension has a projection of 3.95m from the rear wall of the existing property, and measures 4.8m in width. The height of the extension is 2.45m to the eaves, and has a total height of 3.85m to the ridge of the dual pitched roof.

The development seeks consent for demolition of this rear extension and construction of a new full width two storey rear extension, with a partial single storey element to the extension. The two storey extension would measure 2m in length from the rear wall of the original property and be located across the full width and have a height of 5m to the eaves of the building, and 7.6m to the ridge of the dual pitched roof. The single storey extension attached to the two storey extension, and would project 2m from the two storey extension, resulting in a total projection of 4m from the rear of the original property combined. The single storey extension would measure 2.6m to the eaves, and 3.3m to the ridge of the lean-to roof. The application confirms that the materials for the development would be red brick, roof tiles and windows all to match the existing property.

Having regard to the design, scale and massing of the proposed development and relationship with neighbouring properties, it is considered that it would not give rise to significant harm to

the visual amenity of the area. The proposed extension would not be visible from the front of the property.

With respect of residential amenity, the proposed development has been assessed and it is considered, that the proposed development would not have a negative impact in respect of residential amenity. Given the projection of the two storey element at 2m, the 45 degree test has been undertaken for the first floor opening on the neighbouring property to the north No. 91 Woodvale Drive. The development passes the 45 degree test, indicating that the proposed development would not result in an overbearing impact or a loss of light to this first floor opening. In relation to the neighbouring property No.89 Woodvale Drive to the south, they have a similar two storey rear extension which was granted planning permission in 2014. As a result of their later extension, the proposed development at the application property would not negatively impact this neighbour to the south, with a similar rear elevation alignment.

As such, it is considered that the application property is acceptable with respect of visual and residential amenity, in accordance with LDF Policy DM1.

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:

Drawing number AP001 Site Plans Existing and Proposed – received 30.01.2026
Drawing number AP110 Proposed Plans Drawings – received 30.01.2026
Drawing number AE210 Proposed Elevation Drawings – received 30.01.2026

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 surfaces of the development herby permitted shall be those as detailed within the application form, received 30.01.2026.

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 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