South Tyneside Council

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| **Reference:** | 260077 |
| **Location:** | 71 Grotto Road<br>South Shields<br>NE34 7AQ |
| **Ward:** | Whitburn and Marsden |
| **Description:** | Demolition of existing garage, single storey rear utility room and front porch. Construction of single storey side/rear extension with 1no. rooflight and front porch with pitched roofs. |
| **Recommendation:** | Grant Permission with Conditions |
| **Case Officer:** | Evie Werndly |
| **Case Officer Contact No.:** | 0191 4247176 |

## Description of the Site

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

The applicant property is attached to no.69 Grotto Road to the north, and the detached neighbouring property, no.73, is situated to the south.

## Description of the Proposal

This application seeks full householder planning permission for the construction of a single storey side/rear extension.

The existing single storey garage and rear offshoot would be demolished to facilitate the proposed development.

The proposed extension would project beyond the side and rear elevation of the existing dwellinghouse by 2.9m. The single storey extension would have a pitched roof, with a height of 3.4m at the lowest point, and a maximum height of 4.4m where the extension would be adjoined to the host property.

This application also seeks permission for the construction of a front porch, with the demolition of the existing porch.

The proposed porch would project beyond the front elevation by approximately 1.45m, with a width of 2.75m, and it would be set off the boundary with the attached neighbouring property by 3.5m. The porch would have a dual-pitched roof with a maximum height of 3.6m.

Concerns were initially raised regarding residential amenity, and the adverse impact that the proposed side/rear extension could have on the attached neighbouring property, no.69 Grotto Road, with overshadowing of 1no. window within the rear elevation of this property. As a result, the proposed roof shape on the boundary with no.69 has been altered to host a hipped design to support light into the rear window of the neighbouring property.

**Relevant Planning History**

No planning history.

**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)

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 Local Plan has been subject to examination in public hearings in July 2025 and January 2026 and is now progressing towards Main Modifications consultation subject to receipt of the Inspector's post-hearing letter. 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:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- 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,

- 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 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**

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 single storey side/rear wraparound extension would have a projection of 2.9m. The proposed porch, with a projection of 1.45m, and width of 2.75m, would be small in scale. Therefore, the development would be of an acceptable scale and massing having regard to the existing host property and to the surrounding area.

The proposed materials, red facing brick, concrete roof tiles, and UPVC fascia and gutter, would be in keeping with the materials used in the existing dwellinghouse and as such would be considered to be acceptable. The proposed dark grey UPVC framed windows would vary from the existing white UPVC windows. However, there are properties within the immediate vicinity with darker UPVC windows, such as no.81 Grotto Road, and as such the materials would be considered to be acceptable.

The proposed extensions would be visible from properties on Grotto Road. However, the extensions have been appropriately designed and would therefore not negatively contribute to the ‘street scene’. The proposed 1no. rooflight to the rear of the extension would be of a ‘low profile’ and would not adversely affect visual amenity.

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.

Having regard to privacy, there are no windows proposed to the side elevations of the proposed front porch. There is 1no. translucent glazed window and 1no. UPVC framed window proposed to the side elevation of the extension. Although there are habitable windows situated opposite the proposed extension within the side elevation of no.73 Grotto Road, they would be situated 7m from this side elevation, and the view would be largely obscured by boundary fencing and boundary treatments within no.73. There would be 1no. window and 1no. set of bi-fold doors situated within the rear elevation of the proposed extension. However, the extension would not compromise privacy within the habitable rooms of neighbouring properties as there are no properties situated to the rear of the applicant property.

Having regard to outlook, the proposed projection of 2.9m from the rear elevation would ensure that the development would not be result in an overbearing impact when looking out of the adjacent rear window from no.69 Grotto Road. Moreover, the boundary treatments along the side boundary of no.73, and the boundary fencing to be replaced along no.71's side elevation, would obscure the view from no.73. Therefore, the extension would not be so large or close that it forms a very dominant feature from neighbouring properties.

Having regard to overshadowing, the proposed extension would not result in significant overshadowing of habitable windows of neighbouring properties. As previously highlighted, the proposed roof has been altered to feature a hipped design, where the proposed extension would be situated adjacent to the boundary with no.69. This would minimise the loss of light into the rear window of no.69 Grotto Road and as such there would be no significant overshadowing of habitable windows from 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

- Location and Site Plans Drg No. AL(9) 100 Rev A – received 27/03/2026
- Proposed Floor Plans Drg No. AL(0) 102 Rev A – received 27/03/2026
- Proposed Elevations Drg No. AL(0) 103 Rev A – received 27/03/2026

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, with the exception of the dark grey UPVC windows, 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**: 30.03.2026

**Authorised Signatory: Seán Gallagher**
**Date**: 01/04/2026