

Development Management
South Tyneside Council
Town Hall
Westoe Road
South Shields
NE33 2RL

Date: 31 March 2026

Our ref: 70129/01/NW/OLc/40814456v1

Dear Sir/Madam

Variation of Planning Permission: Land to the West of 14 West Park Road, Cleadon (250110)

We write on behalf of our client, Mr Burrell (the Applicant), to seek a variation to the above planning permission, under Section 73 of the Town and Country Planning Act 1990.

Full planning permission was granted on 07 November 2025 for the following development:

Erection of 1no. self-build dwellinghouse (Use Class C3) and associated landscaping, parking and boundary treatments

This application seeks amendments to the approved plans, listed under condition 2 of the approved development.

Proposed Amendments

Since being granted planning permission for the self-build dwelling in November 2025, the Applicant has been reviewing the design of dwelling, before progressing the approved development further. Following this, the Applicant is seeking a number of amendments to the design of the dwelling, which was approved under application ref. 250110.

The amendments predominantly relate to the inclusion of a second level of basement, which would form a car garage. This would render the approved garage, as shown on approved plan ref. 1809-BUR P20.01, surplus to requirements. This area of the proposals has been redesigned to comprise an office space and a storage room. It is important to note that the proposed ridge height and distance of the dwelling from the northern boundary has remained the same.

A full list of the proposed amendments to the approved development are listed below:

- Second level of basement added to accommodate car garage;
- Rooflight proposed in sunken garden to provide light into car garage;

- Increased landscaping within sunken garden;
- Location of the consented garage to form a study and separate storage area at ground floor level. Garage doors to be replaced with windows to provide light into study;
- New glazed escape window proposed on western elevation; and
- Creation of 2no. rooms and toilet within attic level.

Assessment of Proposals

The revised proposals consist of a self-build dwelling and therefore the principle of development remains the same as the dwelling consented under application 250110. Due to the nature of the alterations highlighted above, the key considerations are therefore on the impact of the revised proposals on the amenity of neighbouring dwellings and the impact on the Cleadon Conservation Area.

Impact of Revised Proposals on Amenity

The main design alterations under the amended plans for this dwelling are the new window on the western elevation of the dwelling and the new window at ground floor level, in place of the garage doors which were approved under the previous application ref. 250110. The other key alteration to the proposals is the second level of basement, to form a car garage.

Condition 10 on planning permission 250110, states that:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification): i) There shall be no additional windows, doors or other openings inserted into the northern and western elevations / roof plane of the proposed dwelling hereby permitted facing the common boundaries with 9 Underhill Road and 12 West Park Road, and ii) There shall be no further enlargement of the proposed dwelling hereby permitted, unless an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority.

To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential amenity, in accordance with Policy DM1 of the South Tyneside Local Development Framework.

As part of the revised proposals, an amendment to the approved plans is sought, to install 1no. new window on the western elevation of the dwelling. Referring to the revised elevations plan, the window would be at first floor level and would be glazed. It is therefore considered that the installation of this window would not further impact the amenity of the dwellings to the west of this Site as the glazing on the window would reduce overlooking into neighbouring gardens.

Another alteration to the design of the dwelling includes the loss of the garage at ground floor level to form a study and the replacement of the garage doors with windows for the study. The neighbouring dwelling, 12 West Park Road, is situated approximately 26m north of the boundary of this site. This new window opening would be installed on the ground floor on the northern elevation of the dwelling, on the section of this elevation that is set back from the boundary. This part of the northern elevation is approximately 8m further back than the main section of the northern elevation of the proposed

dwelling. The proposed windows are therefore set back from the boundary with 12 West Park Road by over 8 metres and would be located approximately 34 metres from the neighbouring dwelling itself.

It is therefore considered that the proposed new window on the northern elevation of the dwelling would be set back from the main section of the northern elevation of the dwelling and from the boundary with 12 West Park Road itself. The existing hedge between the two dwellings would provide some screening between the ground floor window and the garden and habitable rooms of the dwelling to the north. Therefore, it is considered that any privacy and overshadowing impacts to habitable room windows at the neighbouring dwelling would be limited.

The revised proposals are therefore considered to be in accordance with Local Development Policy DM1 (B) and paragraph 135 (f) of the NPPF.

Impact of Amended Proposals on the Cleadon Conservation Area

The Site is located within the Cleadon Plantation Area of the Cleadon Conservation Area. SPD14 sets out the Cleadon Conservation Area Management Plan. The dwelling approved under application 250110 was assessed against SPD14, the Local Development Framework and the NPPF.

The comments from the Historic Environment Officer on application 250110 considered that, whilst plot subdivision represents an erosion of the special character, in this instance the proposed dwelling and associated works to subdivide the plot will be limited in view from the public realm and the development overall will therefore have a neutral impact.

Due to the main external alterations of the revised proposals consisting of the addition of 2no. windows, it is considered that the development would not further impact the Conservation Area beyond that considered under application 250110. As with the approved scheme, the proposed dwelling would be set significantly back from the nearest public vantage point and it would be very well screened behind neighbouring dwellings and established soft landscape features. The proposal would not be noticeable when viewed from West Park Road and when looking down the existing private lane / driveway that would serve the Site. It is not therefore considered that 'harm' would occur to the significance of the heritage asset (Cleadon Conservation Area).

It is therefore considered that the revised dwelling would be acceptable in terms of its impact upon the Cleadon Conservation Area. It is envisaged that the condition relating to the facing building materials would also be imposed on any amended permission granted in relation to this application.

Summary

Overall, the amended plans show limited alterations to the scheme approved under application ref. 250110. The key alterations comprise 2no. new windows and the new level of basement, to house the car garage. As outlined above, due to the new window on the western elevation being glazed, it is not considered that this would negatively impact on the amenity of the dwellings to the west of the Site. The proposed window on the northern elevation would be set back from the boundary of the Site with the dwelling to the north (12 West Park Road). The window would be over 30m from the neighbouring dwelling itself and a hedgerow between the two dwellings would provide some screening between the two dwellings. As a result, it is considered that there would be no privacy concerns and any overshadowing impacts on habitable room windows would be limited.

As the above ground alterations predominantly consist of these new windows and the dwelling would not be noticeable when viewed from West Park Road, it is not considered that the design amendments would negatively impact the Conservation Area, above and beyond those considered under application ref. 250110.

It is therefore considered that the amendments are acceptable and accord with the Development Plan and the NPPF.

Amended Plans

In order to reflect the proposed alterations, amendments are required to the approved site plan, approved elevations and approved floor plans. The updated plans submitted are as follows:

- 1809-BUR P-10.01 Rev A Proposed Site Plan
- 1809-BUR P-20.01 Rev A Proposed Floor Plans
- 1809-BUR P-30.01 Rev A Proposed Elevations

Furthermore, to accompany the submission and provide further context, the following documents, which did not form part of the approved plans list of application ref. 250110, have also been updated.

- 1809-BUR P-30.02 Rev A Comparative Elevations
- 1809-Design Booklet_05.03.26

The revised proposals do not encroach any further into the existing hedgerow and trees on site than the approved development. Therefore, when discussing this application with the arboricultural consultant, it was considered that the recommendations within the approved tree report and survey (ref. Arboricultural Impact Assessment and Method Statement Rev. C received 10/09/2025) remain appropriate.

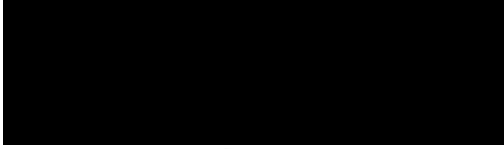
Application Submission

We have submitted this application via the Planning Portal (ref. PP-14736313) and paid the requisite fee.

We trust that you have sufficient information to validate and determine this application, however if you have any queries or need any further information, please contact me.



Yours sincerely



Oliver Clements

Planner

BA (Hons)