



South Tyneside Council

Reference:	260275
Location:	195 King George Road, South Shields, South Tyneside, NE34 0EX
Ward:	Harton
Description:	Application for a Lawful Development Certificate for the proposed hip to gable loft conversion with rear dormer
Recommendation:	Grant Permission No Conditions
Case Officer:	Casey Scott
Case Officer Contact No.:	0191 4246780 or 07442 655446

Description of the Site and Proposal

The application site is 195 King George Road. The application property is a semi-detached dwelling located in South Shields.

The proposal is for a proposed hip to gable loft conversion, with the construction with of a flat roof dormer on the rear.

Relevant Planning History

No recorded planning history.

Summary of Consultation Responses

Not applicable.

Summary of Representations

No representations received.

Legal context & government guidance

Section 192 (1) of the Act States:

If any person wishes to ascertain whether—

(a) any proposed use of buildings or other land; or

(b) any operations proposed to be carried out in, on, over or under land,

would be lawful, he may make an application for the purpose to the local planning authority specifying the land and describing the use or operations in question

Section 192 (2) of the Act States:

If, on an application under this section, the local planning authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and in any other case they shall refuse the application.

Section 192 (4) of the Act States:

The lawfulness of any use or operations for which a certificate is in force under this section shall be conclusively presumed unless there is a material change, before the use is instituted or the operations are begun, in any of the matters relevant to determining such lawfulness.

Government Guidance (online and in relation to lawful development certificates for proposed development under section 192) includes that:

“A local planning authority needs to ask “if this proposed change of use had occurred, or if this proposed operation had commenced, on the application date, would it have been lawful for planning purposes?”

Government Guidance (online, with respect of proposed development under section 192) goes on to state that, in the granting of an application it means that:

“any proposed use or development in accordance with it must be presumed as lawful, unless there is a material change before the use or development has begun (section 192(4)). Examples of such a material change include:

- a direction under article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 taking away the particular permitted development right relevant to the certificate; or*
- a statutory amendment to permitted development rights”*

Assessment of the details submitted by the applicant and other evidence of the Council

The application seeks a certificate of lawful development for the hip to gable extension to the roof for a loft conversion, and construction of a rear flat roof dormer extension.

The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class B grants permitted development rights for additions or alterations to the roof of a house. It allows for loft conversions and dormer windows without the need for a full planning application, provided the project complies with specific dimensional limits and conditions.

Class B – additions etc to the roof of a dwellinghouse, states:

Permitted development

B. *The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.*

Development not permitted

B.1 *Development is not permitted by Class B if—*

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class [F1G,] M, [F2MA,] N, P [F3, PA] or Q of Part 3 of this Schedule (changes of use);

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

(i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case;

(e) it would consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform, or

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; F4...

(f) the dwellinghouse is on article 2(3) land [F5; F6...]

[F7(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)] [F8; or

(h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).]

The plans have been assessed and measured, and the proposed hip to gable loft conversion would increase the volume of the roof space by an additional 17.71sqm³ (approx.). The proposed dormer would increase the volume of the roof space by an additional 26.53sqm³. Therefore, the total development would increase the volume of the original roof space by 44.24sqm³. The plans also demonstrate that the materials proposed for the hip to gable loft extension and construction of rear dormer would all be to match the existing property.

Given the application property is semi-detached, the proposed development would not exceed 50 cubic meters. The proposed development has also been assessed, and it would no conflict with any of the other parameters set out in the GDPO (as detailed above).

As such, it is considered that the proposed development would constitute permitted development, in accordance with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Permitted development within this part of the GDPO is subject to the following conditions which the applicant should be aware of:

'B.2. Development is permitted by Class B subject to the following conditions—

- a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;**
- b) the enlargement must be constructed so that—**

- (i) *other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—*
 - (aa) *the eaves of the original roof are maintained or reinstated; and*
 - (bb) *the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and*
- (ii) *other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and*
- c) *any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—*
 - (i) *obscure-glazed, and*
 - (ii) *non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.'*

List of plans etc. for standard note on decision

Plan Reference

Application Form – received 05.05.2026
 Sheet 2 Revision A Proposed Floor Plans – 05.05.2026
 Sheet 3 Revision A Proposed Attic Floor Plan and Proposed Roof Plan – 05.05.2026
 Sheet 4 Revision A Proposed Side and Front Elevations – 05.05.2026
 Sheet 5 Revision A Proposed Side and Rear Elevations – 05.05.2026.

Informatives

NOTE TO APPLICANT

It is considered that the proposed development would constitute permitted development, in accordance with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore planning permission is not required from the Council for such works subject to the conditions (as set out in that Class) that the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse; construction requirements in relation to the original roof; and requirements for any insertion of windows on a wall or roof slope forming a side elevation of the dwellinghouse.

Case officer: Casey Scott

Signed: C.Scott

Date: 12.06.2026

Authorised Signatory: Helen Lynch

Date: 12/06/2026