

PLANNING STATEMENT

Site Address: 51 Hedley Close, South Shields, NE33 2ED

Proposal: Change of use of open land to domestic garden land, including the erection of a new boundary fence.

Date: 20th May 2026



1. Introduction

1.1 This Planning Statement has been prepared in support of a full planning application submitted to South Tyneside Council on behalf of the applicants, who are the owner occupiers of 51 Hedley Close, South Shields, NE33 2ED.

1.2 This application seeks planning permission for a change of use of a parcel of land, which is owned by the applicants as part of the dwelling house, to garden land (Use Class C3). This parcel of land lies immediately adjacent to the dwelling house and is separated from the existing garden by a boundary wall. It is currently used as open land. The applicants also seek the integration of this land into the property's curtilage via a replacement boundary fence.

2. Site and Surroundings

2.1 The application site comprises a two storey semi-detached dwelling house which is situated within an established residential estate in South Shields.

2.2 The land subject to this application is a small strip of grassed open land measuring approximately 4m by 17m and is located immediately to the front and side of 51 Hedley Close.

2.3 The land is currently maintained as simple grass and holds no significant ecological, historical, or recreational value. It is not designated as formal public open space or Green Belt land.

3. Proposed Development

3.1 The applicant wishes to absorb this small parcel of land into their private residential curtilage to extend their existing garden. The land is within their ownership, as set out in the title deeds and is only separated from the existing garden land by the planting of a hedge.

3.2 This change of use will allow for a larger garden enhancing its overall character and usability. The proposed garden extension will provide additional outdoor improving the overall amenity value of the property.

3.3 To secure the area a new 1.8m timber fence will be erected to match the style and height of the other boundary fences in the immediate area. The fence will enclose the new garden area, running flush with the existing boundary line.



3.4 The extended area will be utilised solely for domestic purposes incidental to the enjoyment of the dwellinghouse and for use as a garden area.

4. Planning Policy Context

4.1 The proposal has been assessed against the relevant policies of the draft South Tyneside Local Plan and the National Planning Policy Framework (NPPF).

4.2 The key considerations include:

- Visual Amenity
 - Residential Amenity
 - Highway Safety
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5. Planning Assessment

Visual Amenity

5.1 The proposed change of use of this land will not result in a significant or detrimental loss of open space within the estate. The parcel of land is owned by the applicant and belongs to the residential dwelling. The new boundary treatment will bring the fence line of number 51 in line with the boundary treatments of the other properties on that part of Hedley Close.

5.2 The proposed timber fence will be high-quality and consistent with neighboring properties, ensuring it blends seamlessly into the existing street scene without appearing prominent or incongruous. The proposal will not have a negative visual impact on the street scene or the surrounding area.

Impact on Highway Safety

5.3 The parcel of land does not border the highway and is tucked away at the end of a pedestrianised walkway. The fence will run parallel to the footway, bringing it in line with neighbouring properties. It will be accessed from the existing residential dwelling, no new access is proposed. The proposal will not have a negative impact on highway safety.

Residential Amenity

5.4 The proposed boundary fence will bring the boundary treatment closer to the dwelling house opposite. However, the fence lines of the other properties on the street are of the same height, are built along the same line and are of the same separation distances as the proposed boundary fence at the application site.



5.5 The proposal will not result in a loss of privacy, overlooking or a loss of light for the adjacent property. The proposals are considered to be acceptable and will not have a negative impact on residential amenity.

Biodiversity

5.6 The land currently consists of low-value amenity grass. Its incorporation into a private garden allows for enhanced biodiversity potential through domestic planting, hedges, and flowerbeds. As a householder application, this application is exempt from the 10% BNG requirement.

6. Conclusion

6.1 The proposed change of use of the small parcel of land to domestic garden land and the erection of a timber fence along the boundary line, represents a minor change of use for the benefit of the applicants and their young family.

6.2 The proposal complies with local and national planning policies, it will have no impact on highway safety, or residential amenity and the boundary treatment is of standard design.

6.3 In light of the above, it is respectfully requested that planning permission be granted.

7. Supporting Photos



Photo 1: The area of land to be enclosed.



Photo 2: A further photo of the land to be enclosed.



Photo 3: Title deeds showing that the land is in the ownership of the applicants at 51 Headley Close.