South Tyneside Council

Reference:	260326
Location:	Mittersill, Sunniside Lane, Cleadon, SR6 7UZ
Ward:	Cleadon Village and East Boldon
Description:	Demolition of existing single storey rear extension and side garage. Proposed two storey side extension. Proposed new single storey rear extension with 1no. rooflight and single storey side extension to form garage. Existing front timber cladding at first floor level to be replaced with coppered oak cladding, single storey extensions finished with Flemish antique brick, and all remaining elevations finished with off white render.
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Evie Werndly
Case Officer Contact No.:	0191 4247176

Description of the Site

This application relates to a detached property located in a residential area of Cleadon, and lies within Cleadon Conservation Area on the northern boundary.

The property is situated on a corner plot, with the detached neighbouring property, Chillon, situated to the south. Sunniside Lane is situated east of the applicant property, while North Street is situated to the north.

Cleadon Conservation Area is characterised by its historic village core surrounding the village pond. The village is almost all two storeys with pitched roofs of varying shapes, and is surrounded on its northern, southern and western sides by modern housing estates. The applicant property is situated to the east of Sunderland Road and Shields Road, and while it is not of historic significance, its boundary walls reflect the boundaries of lost farmyards, field and gardens built from locally magnesian limestone.

Description of the Proposal

This application seeks full householder planning permission for the construction of a two-storey side extension to the northern elevation of the property, with the demolition of the existing single storey side garage. The proposed extension would have a width of 3.73m, and be set-back from the front elevation of the first floor of the existing property by 0.6m. The proposed front elevation would therefore be set off from the front boundary stone wall by 4m. The extension would have an eaves height of 4.15m, and a maximum height of 6.2m.

This application also seeks planning permission for the construction of a larger single storey rear extension, with the demolition of the existing single storey rear extension. The proposed extension would extend beyond the rear elevation of the host dwelling by 3m, and have a

width of approximately 10.5m which spans the width of the existing property and the adjoining two-storey side extension. The extension would have a flat roof with an eaves height of 3.15m, and 1no. lantern rooflight which projects beyond the roof plane by 0.4m.

The proposed development also consists of a single storey side extension to the side elevation of the proposed two-storey side extension to host a garage. The proposed extension would have a width of 2.66m, and be set-back from the rear elevation of the proposed single storey rear extension by 4.6m. The proposed extension would host a flat roof with an eaves height of 3.15m, and would be set-off from the adjacent boundary stone wall by 0.527m at the closest point.

The proposed two-storey side extension would be finished with white render, while the single storey extensions would be finished with Flemish antique brick. The existing timber cladding to the front elevation would be replaced with coppered oak cladding, while the existing timber cladding to the rear elevation would be finished with white render to be in keeping with the adjoining two-storey side extension.

Relevant Planning History

No planning history.

Summary of Consultation Responses

The following responses were received in response to the statutory consultation period which ended on 30/06/2026.

Countryside Team

The likelihood of bats being impacted by the proposed work are reduced by the following reasons:

- The property is relatively young, and the roof appears to be in sound condition. The development is principally single-storey or where two-storey the roof pitch is subservient to the existing roof which gives rise to limited potential for the disturbance of bats.

The NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. The proposal should seek to secure the inclusion of features such as-

1. Installation of an integrated swift box in the double storey extension, which should be placed:

- Under the eaves of the northern or eastern aspects
- A clear flight line must be available to the nest
- Not placed directly above windows or doors

2. Installation of a bat box, which should be placed:

- Tucked beneath the eaves, at least 4m above the ground
- Not placed directly above windows or doors
- Away from artificial light sources
- Placed on the western or southern elevations

Historic Environment Officer

The property itself is of not historic interest. However, the walls that mark the boundaries of lost farmyards, fields and gardens are built from locally quarried magnesian limestone. They link modern developments to the past and act as an insight into earlier layers of the village's history.

Given its age, the wall is unlikely to have adequate (if any) foundations, and I am concerned that the proximity of the proposed extension could cause some disturbance to the wall. Options that should be explored may include the following:

- Reinforce the wall's foundations;
- Set back the proposed extension away from the wall so that there would be less risk of undermining the structure; or
- Consider different methods of providing foundations

In response to the historic environment officer's comments, the proposed single storey side extension has been setback further from the adjacent boundary wall, meaning the extension would be situated at a minimum distance of 0.527m from the boundary wall.

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
- DM6 – Heritage Assets and Archaeology

The following policies and guidance are also relevant to this planning application:

- LDF CS EA1 – Local Character and Distinctiveness
- LDF CS ST1 - Spatial Strategy for South Tyneside
- Supplementary Planning Document 6 (Parking Standards)
- Supplementary Planning Document 9 (Householder Development)
- Supplementary Planning Document 14 (Cleadon Conservation Area Character Appraisal)

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 was subject to examination in public hearings in July 2025 and January 2026 and a consultation on proposed Main Modifications in March/April 2026. On 29 June, the Council received the Inspectors Final Report, which concluded that with recommended main modifications, the South Tyneside Local Plan is sound.

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).

As the draft Local Plan has now been found sound, subject to recommended main modifications, significant weight can now be afforded to all of the policies. Relevant policies are listed below:

- Policy SP1: Presumption in favour of Sustainable Development
- Policy 1: Promoting Healthy Communities
- Policy SP24: Heritage Assets
- Policy 43: Development Affecting Designated Heritage Assets
- Policy 47 Design Principles

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:

- Visual Amenity and Influence on Character and Appearance of the Conservation Area
- Impact on Residential Amenity
- Highway Safety

Impact on Visual Amenity and Influence on Character and Appearance of the Conservation Area

Section 72(1) of the Listed Buildings and Conservation Areas Act (1990) states that, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 210 of the National Planning Policy Framework (NPPF) states that, in determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

Paragraph 212 of the National Planning Policy Framework (NPPF) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

LDF Policy DM1 (A) and Local Plan Policy 47 seek to preserve visual amenity, while Policy DM6 (B) and Local Plan Policies SP24 and 43 seek to protect and preserve the historic character and visual appearance of heritage assets and their settings.

Two-storey side extension

Given that the host property is not of historic interest, the proposed demolition of the existing single storey garage and rear kitchen/dining area would be considered to be acceptable.

The guidance outlined in SPD9 highlights that two-storey and first floor side extensions can create a terracing effect within the street scene and give rise to inappropriate design. However, as the applicant property is situated on a corner plot, and therefore terracing would not arise, it may still be necessary to provide a set-back between the front wall of the upper storey extension and main front wall of the house, and a lowered ridge line, as well as complement the scale, shape and proportions of the original dwelling, to eliminate the use of a set-back.

The proposed two-storey side extension would not be set-back from the principal elevation of the host property at ground-floor level. However, the existing property's façade at first-floor level means that the two-storey side extension would be set back 0.6m from this elevation to create a subservient appearance, as well as providing a significantly lowered ridge line than to the main dwelling by approximately 0.5m. Moreover, the extension would host flat roofed dormer-style windows to the front and rear elevations at first-floor level, further providing a subordinate appearance to the host property.

The proposed two-storey side extension would have a width of approximately 3.73m, which exceeds more than half of the width of the original dwelling frontage, 3.4m. However, given the subordinate design achieved through the reduced ridge line and set-back from the façade at first-floor level, this width would be considered to be acceptable. The side elevation of this extension would also be set off from the northern boundary by 3.027m at the closest point, and from the eastern boundary by 4m.

The host property is situated on a prominent corner plot when entering the Cleadon Conservation Area from the north-east from Farm Hill Road and Sunniside Lane. The extension would host a pitched roof which would complement the host property and the surrounding area. While the property is situated within the Conservation Area, the unique design and use of materials, including timber cladding and coloured render, to the applicant property and the adjacent detached property, Chillon, contrast with the listed buildings situated to the south on Front Street, as well as with the properties to the north which lie outside of the Conservation Area and would be acceptable.

Single storey side and rear extension
The proposed single storey rear extension would project beyond the rear elevation of the existing property and two-storey side extension by 3m, and have a width of approximately 10.5m. While this rear extension would be larger than the existing kitchen/dining area which would be demolished, this scale would be considered to be acceptable, as SPD9 highlights that single-storey rear extensions that would extend beyond the rear wall of the original dwelling by up to 4m in respect of detached houses would generally be acceptable.

The single storey rear extension would host a flat roof with an eaves height of 3.15m, and a roof lantern which would protrude beyond the roof slope by approximately 0.4m. In conservation areas, heritage-style roof lights that sit flush with the external surface of the roof should be used in preference to a roof window. However, the roof lantern would not be clearly visible when approaching the property from North Street to the west, due to the boundary walls which run adjacent to this street. As the host property is not of historic significance and incorporates modern materials, the proposed roof lantern would be considered to be acceptable and not result in significant harm to the character and visual appearance of the Conservation Area.

The proposed single storey side garage extension would have a width of 2.66m, and an eaves height of 3.15m. SPD9 states that single storey side extensions on corner plots

should not extend beyond the established building line of the return street frontage, or retain a side space of 2 metres from the plot boundary if no clear building line is identifiable. The proposal has been amended to set the side elevation of the garage off from the adjacent 1.5m-high stone boundary wall, which would be retained, by 0.527m at the closest distance. This would be in keeping with protecting the borough's designated heritage assets, regarding the historically significant walls which allow an insight into the lost farmyards. Furthermore, there is no established building line along North Street, particularly considering the Jet petrol station which is built up to the highway on the corner of North Street. Moreover, given the presence of 1.5m-high boundary walls and greenery around the curtilage of the property, and the fact that the front elevation of the garage would be set off from the front boundary wall by 4.2m, the garage would not form a dominant feature on the street scene.

Considering the above, the proposed development would therefore be of an acceptable scale and massing having regard to the existing host property and to the surrounding area.

Policy 43 of the Local Plan outlines that the appropriate use of materials must be sought for development in Conservation Areas. The materials used in the existing dwellinghouse include white/green rendered walls with timber cladding to the first-floor level of the front and rear elevations, grey concrete roof tiles, and white upvc windows/doors. The existing timber cladding to the front elevation would be replaced with coppered oak cladding of a similar appearance, which would therefore be considered to be acceptable. The proposed two-storey side extension, as well as the existing rear timber cladding, would be rendered white, which would be in keeping with the appearance of the original dwellinghouse. The proposed single storey side and rear extensions would be finished with a Flemish antique brick, and would be appropriate against the white render to the original dwelling and the adjoining two-storey side extension. The proposed white upvc windows/doors would be in keeping with the materials used in the existing dwellinghouse and as such would be considered to be acceptable.

Having regard to the above, the proposed development is considered to have no significant harm to the visual amenity of the area, or the character and appearance of the Conservation Area, and is considered to be in accordance with LDF Policies DM1 (A) and DM6 (B), and Local Plan Policies SP24, 43 and 47.

Impact on Residential Amenity

LDF Policy DM1 (B) and Local Plan Policy 47 seek to preserve residential amenity. SPD 9 sets out guidelines for householder developments.

Having regard to privacy, given that no windows are proposed to the southern side elevation of the proposed rear extension, and the detached neighbouring property, Chillon, hosts a conservatory close to this shared boundary, the privacy within the habitable rooms of the detached property would not be compromised. The neighbouring property to the west is also situated at a sufficient separation distance from the rear elevation of the proposed single storey rear extension, and no properties are located immediately opposite the front elevation of the applicant property.

Having regard to outlook, given that the existing single storey side/rear extensions would be demolished and replaced of a slightly larger scale, and the two-storey side extension would be of an acceptable massing in relation to the host property, the proposal would not be so large or close that it forms a very dominant feature when looking out from habitable rooms of neighbouring properties.

Having regard to overshadowing, the proposed development would not result in the significant overshadowing of habitable windows of neighbouring properties, as the distance

between the southern side elevation and the side boundary would be retained, and the neighbouring property situated to the west would be unaffected, with a proposed offset from this shared boundary fence by 9.25m, which is marginally closer than the existing distance of 10.1m.

Given that the detached applicant property is situated on a corner plot, the proposal would result in no significant harm to the residential amenity of neighbouring properties and is considered to be in accordance with LDF Policy DM1 (B) and Local Plan Policy 47.

Impact on Highway Safety
LDF Policy DM1 (G) seeks to preserve highway safety.

While the existing garage would be demolished to facilitate the proposed development, a garage is proposed to the side elevation of the two-storey side extension, which would have a width of 2.66m and a length of 6.3m. In addition, an enlarged area of hardstanding is proposed within the rear garden which would ensure off-street parking provision and therefore be considered to have no significant harm to the highway safety of the area.

Having regard to the above, the proposed development is considered to have no significant harm to the highway safety of the area and is considered to be in accordance with LDF Policy DM1 (G).

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, the character and appearance of the conservation area, the residential amenity of any neighbouring properties or the highway safety of the area.

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 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

- Existing and Proposed Elevations and Floor Plans Drg No.050526/2 Rev C – received 07.07.2026
- Existing and Proposed Site Plans Drg No.050526/3 Rev C – received 07.07.2026

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 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, and as outlined on the application form and heritage statement submitted as part of this application.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policies DM1 and DM6, and Local Plan policies SP24, 43 and 47.

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).

3 All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should a bat or signs of bats be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.
Natural England Bat Advice Line: 0345 1300 228

4 Under UK legislation it is an offence to intentionally or recklessly disturb, damage or destroy an active birds nest. An active nest is one which is in the process of being built or contains eggs / chicks. Activities which may affect nesting birds must be organised and timed to avoid the bird breeding season which is March to August inclusive. Failure to do so may result in an offence being committed, regardless of planning consent, and could lead to prosecution under the Wildlife and Countryside Act 1981.

Case officer: Evie Werndly
Signed: E.Werndly
Date: 10.07.26

Authorised Signatory: Seán Gallagher
Date: 13/07/2026