South Tyneside Council

Reference:	260339
Location:	66 Mitford Road, South Shields, NE34 0EQ
Ward:	Harton
Description:	Application for Non-Material Amendment in relation to approved Planning Application Ref 250718 to omit gallows brackets and construct a new brick pier to support the garage roof front canopy to front elevation.
Recommendation:	Approve Non-Material Change
Case Officer:	Evie Werndly
Case Officer Contact No.:	0191 4247176

Description of the Site

This application seeks a non-material amendment to application ref: 250718 which granted planning permission for the demolition of existing front porch, with the construction of a new (larger) front porch and pitched roof to front, side and rear ground storey with 3no rooflights on 14.01.2026.

This application seeks to amend this scheme by omitting the previously approved gallow brackets to the front elevation of the garage. Alternatively, a proposed new brick pillar would be constructed to support the front canopy of the garage roof to the front elevation. The proposed brick pillar would have a width of approximately 0.22m, and would project beyond the previously approved front/eastern side elevation by 0.45m. The proposed facing brick would match the existing as closely as possible.

Assessment

Section 96A of the Town and Country Planning Act 1990 states 'that the local planning authority may make a change to any planning permission if they are satisfied that the change is not material. In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the permission as originally granted.'

It is considered that the changes would not be significant in terms of scale in relation to the original approval. The changes would not result in any detrimental impact in terms of visual or residential amenity. No interests of any third party would be disadvantaged. It is therefore considered that the proposed changes sought are considered to be non-material and so this application is recommended for approval.

As this is not a new planning consent, it is not considered necessary to repeat the conditions.

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.

Recommendation
Approve Non-Material Change

List of plans etc. for standard note on decision

- Existing and Proposed Plans Drg No.0787/9460/401 Rev. A. – received 28/05/2026
- Proposed Plan Drg No.1 Rev. A. – received 28/05/2026

Case officer: Evie Werndly
Signed: E.Werndly
Date: 09.06.2026

Authorised Signatory: Seán Gallagher
Date: 15/06/2026