South Tyneside Council

Reference:	260340
Location:	144 Belloc Avenue, South Shields, NE34 9HR
Ward:	Biddick and All Saints
Description:	Construct new front porch
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 dwellinghouse located in a residential area of South Shields, which is attached to no.142 to the north, and no.146 to the south.

Description of the Proposal
This application seeks full householder planning permission for the construction of a porch to the front elevation of the applicant property.

The proposed porch would extend beyond the front elevation of the existing property by 1.5m and would have a width of 3.6m. The extension would have a hipped roof with an eaves height of 2.6m, and a maximum height of 3.35m.

The proposed porch would be set off from the boundary to the south with no.146 by 0.6m, and set off from the boundary to the north with no.142 by 3.3m. The front elevation of the porch would be situated 7m from the front boundary fence.

The proposal has since been amended to propose obscurely glazed windows to the southern side elevation of the porch, to ensure that the privacy of the attached neighbouring property, no.146, would not compromised.

Relevant Planning History
No planning history.

Summary of Consultation Responses
N/A

Summary of Representations
No responses received.

It was not considered necessary to advise the neighbours of the proposed obscure glazing to the southern side elevation of the porch having regard to our SCI, as no representations were received and because the change has ensured the privacy of occupants of no.146 would not be compromised.

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

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

- LDF CS ST1 - Spatial Strategy for South Tyneside
- Supplementary Planning Document 6 (Parking Standards)
- Supplementary Planning Document 9 (Householder Development)

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 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:

- Impact on Visual Amenity
- Impact on Residential Amenity
- Highway Safety

Impact on Visual Amenity
LDF Policy DM1 (A) and Local Plan Policy 47 seek to preserve visual amenity.

The proposed development would have a projection beyond the existing front elevation by 1.5m, and width of 3.6m. While SPD9 advises that front extensions should not normally project forward from the original dwelling by more than 1.4m, the applicant property hosts a large front garden, and the additional 0.1m projection is not significant. The proposal would appear subservient to the host property, particularly as the porch would be set off from the northern and southern side boundaries by 3.3m and 0.6m, respectively. As a result, the porch would be of an acceptable scale and massing having regard to the existing host property and to the surrounding area

The proposed materials, roof tiles, white upvc windows, and facing brick, would be in keeping with the materials used in the existing dwellinghouse and as such would be considered to be acceptable.

The porch would be visible from properties on Belloc Avenue. There are a number of porches and front canopies to properties within the immediate vicinity which reflect the design of the proposed extension with hipped roofs, and windows to the front and side elevations, including to no.69 and no.73 Belloc Avenue. The proposal would therefore be in keeping with the character of the original dwelling and the wider 'street scene'.

Having regard to the above, the proposed development is considered to have no significant harm to the visual amenity of the area and is considered to be in accordance with LDF Policy DM1 (A) and Local Plan Policy 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, windows are proposed to all elevations of the porch. The northern side elevation of the porch would be set off from the boundary with no.142 by 3.3m, meaning no outlook into habitable windows of this neighbouring property would occur. However, the southern side elevation of the porch would be set off from the boundary with no.146 by 0.6m. As a result, obscure glazing is proposed to this elevation to ensure that the privacy within the adjacent ground floor habitable room of no.146 would not be compromised.

Having regard to outlook, although the porch would be set off from the southern side boundary with no.146 by 0.6m, the small projection of 1.5m would ensure that a reasonable outlook would be maintained from neighbouring properties, particularly no.146's habitable room window which is positioned at ground floor level and close to this shared boundary.

Having regard to overshadowing, no significant overshadowing of no.146's habitable room window would occur.

Given the proposed set off of the porch from the boundary with no.142 by 3.3m, there would be no significant impact on this neighbouring property regarding residential amenity.

Having regard to the above, the proposed development is considered to have 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.

The SPD9 guidance outlines that where an off-street parking space exists, this should be retained with a minimum driveway length of 5.5m. The property hosts a concrete surface within the front curtilage, with a length of 8.4m. While the proposed porch would reduce the length of this hard surface to 7m, it would still provide sufficient space for vehicular parking.

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 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. 0774-6980-080 Rev A – received 09.07.2026
- Proposed Roof and Site Plan – received 26.05.2026

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.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policy DM1 and Local Plan Policy 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).

Case officer: Evie Werndly
Signed: E.Werndly
Date: 10.07.2026

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