



South Tyneside Council

Reference:	260408
Location:	64 Whitburn Road, Cleadon, SR6 7QY
Ward:	Cleadon Village and East Boldon
Description:	Application to determine if prior approval is required for the proposed installation of 12 Solar Photovoltaics (PV) Equipment on flat roof.
Recommendation:	Prior Approval Required & Given SPVPN
Case Officer:	Samantha Gallagher
Case Officer Contact No.:	0191 4247447 or 07741109243

Description of the Site and the Proposal

This application is for a determination as to whether prior approval is required under Schedule 2 of Part 14 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 ["the GPDO"], for the proposed installation of solar photovoltaic equipment on a flat roof at No. 64 Whitburn Road, Cleadon.

Condition A.2 of this class requires developers to apply to the local planning authority for determination as to whether prior approval of the local planning authority is required as the PV equipment would be installed on a flat roof within Article 2(3) land, i.e. the Cleadon Conservation Area.

Summary of Representations

The application was publicised by neighbour letters and site notices (alongside being available online). No representations have been made by neighbours.

Historic Environment Officer

The property to which this development proposal relates is located within Cleadon Conservation Area, but it does little to contribute to character and appearance. Indeed, the conservation area character appraisal describes a cluster of fine turn of the century houses and no. 68 being interrupted by the insertion of nos. 64 and 66, large and undistinguished flat-faced semi-detached post-war properties.

The proposed solar panels would be set low on a modern single storey flat roof extension and would be less obtrusive than the existing solar panels that have been fitted to the main roof pitch.

The proposed development would, in my view, have a neutral impact on the character and appearance of the conservation area.

Relevant planning history

There is no planning history considered to be directly relevant to this prior approval application.

Assessment

The GPDO sets out that this type of prior approval application is assessed solely in regard to:

- Determine as to whether prior approval of the local planning authority will be required with respect of the appearance of the solar PV or solar thermal equipment on Article 2(3) land (Conservation Area)

The GPDO also includes that the NPPF, so far as relevant to the subject matter of the prior approval, may be had regard to. Chapter 16 of the NPPF relates to Conserving and enhancing the historic environment. Paragraph 207 onwards relates specifically to proposals affecting heritage assets.

The solar panels would be situated on the flat roof projection of the property, which is to the side of the main dwelling. To the south of the property lies the highway. To the east, west and north or other residential properties within the conservation area. It is noted that the property already benefits from PV panels on the front facing roof slope of the main dwelling. The equipment would be set low on a modern flat roof extension. The Council's Historic Environment Officer, noting the content of conservation area character appraisal (as set out above) concludes that the proposed development would have a neutral impact on the character and appearance of the conservation area.

The proposed PV equipment would protrude less than 0.6m from the flat roof (the proposals would protrude 122mm). The design and external appearance of the proposed PV panels are considered to be acceptable, within the visual context described above, nor is there considered to be any materially harmful impacts in terms of impact on the visual amenity or character and appearance of the conservation area.

Conclusion

It is considered that given the nature and scale of the proposed PV, prior approval is required. However, it is considered that the submitted details of the design and external appearance of it are acceptable (and would not be contrary to the NPPF, in so far as it is relevant to this prior approval). It is therefore recommended that although prior approval is required, it is hereby approved.

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.

Recommendation

Prior Approval Required & Given SPVPN

List of plans etc. for standard note on decision

Application Form received 03/06/2026
Existing and Proposed Plan received 03/06/2026
Front elevation Received 11/06/2026
Plan of Flat Roof received 03/06/2026
Side elevation received 11/06/2026
PV equipment specifications Received 11/06/2026

Case officer: Samantha Gallagher

Signed: S Gallagher

Date: 22/07/2026

Authorised Signatory: Helen Lynch

Date: 24/07/2026