



## South Tyneside Council

|                                  |                                                         |
|----------------------------------|---------------------------------------------------------|
| <b>Reference:</b>                | 260416                                                  |
| <b>Location:</b>                 | The Maltings, East Farm, Cleadon Lane, Cleadon, SR6 7UU |
| <b>Ward:</b>                     | Cleadon Village and East Boldon                         |
| <b>Description:</b>              | Flat roof with lantern to rear extension.               |
| <b>Recommendation:</b>           | Grant Permission Householder with Conditions            |
| <b>Case Officer:</b>             | Adam Williamson                                         |
| <b>Case Officer Contact No.:</b> | 0191 4247434 or 07741120747                             |

### **Summary of Consultation Responses**

N/A

### **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 South Tyneside Local Plan 2023-2040. 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 Heritage Assets
- Policy 47 Design Principles

The Local Development Framework (LDF) development plan documents also remain part of the development plan at the current time. The following LDF policies are relevant to this planning application:

DM1 Management of Development (A & B)  
DM6 Heritage Assets and Archaeology

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 proposed development site is within the Cleadon Conservation Area; therefore regard must be given to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to assess the impact on the character, appearance and significance of the designated heritage asset.

NPPF parts 12 and 16 advocate the importance of achieving good design in new developments, which show sensitivity to heritage assets and the historic environment.

Policy 43 of the Local Plan states that development affecting heritage assets should demonstrate an understanding of their significance and minimise harm. Proposals will be supported where they preserve or enhance the asset, its setting, historic features and layout, while securing a viable future use. Harm to heritage assets will only be permitted where it is clearly justified and outweighed by public benefits, with particular support given to schemes that safeguard at-risk assets. Demolition will normally only be allowed where redevelopment is secured and the overall outcome benefits the area.

Policy 47 of the Local Plan sets out that all development, including extensions and alterations to existing buildings, shall provide for high quality design that is sustainable, accessible to all users, safeguards residential amenity and contributes positively to the character and visual amenity of the borough's townscapes, landscapes and seascapes.

Having regard to the design, scale, massing and relationship with neighbouring properties of the proposed development, it is considered that it would not give rise to significant harm to the visual amenity of the area or the residential amenity of any neighbouring properties.

The proposed works would not be visible from public viewpoints given the sites back land location. The host dwelling has a generous curtilage, it is considered that the works would not be detrimental to the street scene, nor be to the detriment of the character of appearance of the wider conservation area.

Given the above and having regards to S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the design and scale of the proposed extension to the building would not harm the visual amenities of the site's immediate environs or the character, appearance and historic significance of the Cleadon Conservation Area. The design, scale and nature of the proposals are considered to sufficiently convey sensitive consideration of its surroundings and protect the special character of the Cleadon Conservation Area, in accordance with local plan policies SP1: Presumption in favour of Sustainable Development, SP24: Heritage Assets, 43: Development affecting Heritage Assets and 47 Design Principles.

### **Conclusion**

Subject to the schedule of planning conditions, it is considered that the proposed development would be acceptable in terms of the relevant material planning considerations and would accord with development plan policies. The proposal is therefore considered to be an acceptable form of development.

## **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

Proposed Elevations and Plans Drg. No. A-3861-02B received 30/06/2026

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 as detailed on the approved plans below.

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

## **Informatives**

1. 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](http://www.gov.uk)).

2. 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

**Case officer:** Adam Williamson

**Date:** 17/08/2026

**Authorised Signatory:** *G. Simonette*

**Date:** 17/08/2026