



South Tyneside Council

Reference:	260440
Location:	19 Palmerston Street, South Shields, NE33 5LT
Ward:	Simonside and Rekendyke
Description:	Railings to eastern boundary
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Adam Williamson
Case Officer Contact No.:	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 1: Promoting Healthy Communities
- 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, G & F)

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

Planning permission is required for the proposed railings as Permitted Development Rights were removed from the original planning permission for the estate reference ST/0471/99/DM.

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.

It is noted that there are a mixture of boundary treatments to the front elevations within the estate with planting and low hedges. The proposed 1 metre high railings are acceptable in terms of size and scale and represent a subservient addition to the host dwelling. They are a minor alteration and would not affect the front open plan nature of the wider estate.

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.

Conclusion

In conclusion, and having regard for all of the above, it is considered that the proposal would have an acceptable impact upon the residential and visual amenity of the area. It is considered that the proposal complies with all relevant local and national planning policy and the application is therefore 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

Site Plan and Elevations Drg. No. PL- 01 REV A received 13/07/2026

To provide certainty and in the interests of sound decision making

3. The external surfaces of the development hereby permitted shall be as detailed on the approved plans below.

Site Plan and Elevations Drg. No. PL- 01 REV A received 13/07/2026

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

Informatives

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: Adam Williamson

Date: 18/08/2026

Authorised Signatory: *G. Simonette*

Date: 03/09/2026