



South Tyneside Council

Reference:	260450
Location:	7 Wylam Close, South Shields, South Tyneside, NE34 0ES
Ward:	Harton
Description:	First floor side extension including rear balcony, and single storey rear extension
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Nick Graham
Case Officer Contact No.:	0191 4247427 or 07741108995

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 47: Design Principles

The Local Development Framework (LDF) development plan documents also remain part of the development plan at the current time.

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

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.

The proposal would incorporate a first floor side extension without a set down or set back from the original height or existing first floor front elevation of the property, and would have a projecting front former element. Notwithstanding this, and in accordance with SPD9 Householder Design Guidance, it is not considered the property is within an area of high density detached properties in line with Paragraph 7.2. Likewise, in line with Paragraph 7.4 of the guidance it is considered two of the exemptions are met as the property is of a substantially different type to the adjacent dwelling (no.5 Wylam Close), and where this property is unable to be extended in the same direction towards the application property. It is also noted no.9 Wylam Close (a detached property) has a two storey side extension of matching height to that property, and where this comes forward of the principal elevation of that property. In this regard it is not considered a set down or set back is considered necessary in this instance.

In terms of the rear balcony element, following the receipt of amendments incorporating privacy screens to both sides, and this being secured by condition, it is not considered neighbouring privacy would be adversely affected. The proposed ground floor rear extension is also considered acceptable given its projection (1.8 metres) and height relative to neighbouring properties. Given the nature of the amendments and absence of any neighbour representations it was not considered necessary to re-notify neighbours of this.

Given all of the above, and 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

Existing and Proposed Roof Plan received 22/06/2026

Proposed Ground Floor Plan received 22/06/2026

Proposed Front and Side Elevations received 25/08/2026

Proposed Rear Elevations and First Floor Plans received 25/08/2026

To provide certainty and in the interests of sound decision making.

- 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.

- 4 Prior to the first use of the balcony hereby approved, the 1.8 metre high obscurely glazed privacy screens to the balcony side elevations as shown on the plans listed in condition 2 shall be installed, and shall be retained in perpetuity thereafter.

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

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 UNIQUE NOTE TO APPLICANT

Your attention is drawn to the Party Wall Etc. Act 1996, which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or building regulations approval and you can find out more about it at:
<https://www.gov.uk/party-wall-etc-act-1996-guidance>

- 3 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: Nick Graham

Signed: N. Graham

Date: 27/08/2026

Authorised Signatory: Seán Gallagher

Date: 28/08/2026