



South Tyneside Council

Reference:	260462
Location:	44 Maxwell Street, South Shields, NE33 4PU
Ward:	Beacon and Bents
Description:	Increase height of roof by 1.8m, render and cladding to front elevation.
Recommendation:	Grant Permission with Conditions
Case Officer:	Emma Thomas
Case Officer Contact No.:	0191 4247593 or 07741105284

Description of the Site

This application relates to an existing industrial unit in South Shields. The unit has a single storey with a flat roof and is attached to a row of pitched roofed single storey industrial units running to the north. To the south of the site there is a two storey dwellinghouse.

Description of the Proposal

This application seeks full planning permission to increase the height of the roof by 1.8m, and to add render and cladding to the front elevation.

Relevant Planning History

The planning history of the site is as follows:

Ref - ST/0309/24/FUL

Description - New metal profiled pitched roof

Decision – Grant Permission with Conditions

Decision Date - 03 September 2024

Summary of Consultation Responses

No responses were received in response to the statutory consultation period which ended on 28/07/2026.

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

The key issues in the assessment of this planning application are as follows:

- Visual amenity and the character of the area;
- Residential amenity

Visual amenity and the character of the area

Local Plan Policy 47 seeks to encourage good design so that new development relates sensitively to its site and surroundings and where possible reinforces local identity.

The proposed development would increase the height of the industrial unit by 1.8m and install a new flat roof. Render and cladding would also be used on the front elevation. As the premises is an existing unit within an industrial estate and adjacent to other industrial properties which are taller, it is considered that the proposal would not have any detrimental impact on the street scene and would improve the building visually. The proposed materials would also match the existing development.

It is judged that the development would convey sensitive consideration of its surroundings, having regard to scale and proportions, use of materials and architectural detailing, subject to a condition requiring the materials as indicated within the application to be used. In this regard the development is proposed to accord with Local Plan Policy 47 and the NPPF (with regards to design).

Residential Amenity

Local Plan Policy 47 seeks to preserve residential amenity.

Given the nature of the proposal, and separation distances in relation to neighbouring properties, it is considered that it would have no unacceptable impacts on the amenities of the occupiers of any neighbouring properties in relation to privacy, outlook and over dominance,

or overshadowing. It is therefore considered that the proposal would accord with adopted South Tyneside Local Plan Policy 47.

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

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 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

Drg. No. C-02 Rev B - Proposed Plans and Elevations – Received 06/07/2026
Drg. No. C-03 – Site Plan– Received 06/07/2026

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 materials for the development hereby permitted shall be those as stated within the following documents plans:

- Application form - Received 06/07/2026
- Drg. No. C-02 Rev B - Proposed Plans and Elevations – Received 06/07/2026

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

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).

Case officer: Emma Thomas

Signed: *E. Thomas*

Date: 24/08/2026

Authorised Signatory: Seán Gallagher

Date: 26/08/2026