



South Tyneside Council

Reference:	260467
Location:	31 Harton Grove, South Shields, NE34 6LT
Ward:	Westoe
Description:	First floor extension to front with bay window. Relocation of entrance from front to side elevation. Alteration to windows inside elevation and alterations to layout.
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Samantha Gallagher
Case Officer Contact No.:	0191 4247447 or 07741109243

Description of the Site

This application relates to 31 Harton Grove, a semi-detached property within the residential area of South Shields. The property features a two-storey front gable feature with a single storey flat roof porch on the front elevation. The property benefits from a large driveway to the front/side of the dwelling.

To the east of the property is the attached semi-detached house (no. 29 Harton Grove) whilst to the west is the adjacent semi-detached dwelling (no. 33 Harton Grove). Harton Grove is characterise of large semi-detached dwellings with a number having been extended with various styles of front extensions, including the attached neighbour (no. 29).

Description of the Proposal

This application seeks permission for a first-floor extension to front with a bay window, the relocation of the entrance from the front to the side elevation and alterations to the windows in the side elevation to facilitate alterations to the internal layout.

Relevant Planning History

The planning history of the site is as follows:

None relevant to the consideration of this application.

Summary of Consultation Responses

The following responses were received in response to the statutory consultation period which ended on 13/08/2026.

Countryside :

Bat survey not required. Recommended bat and breeding bird Informatives and the inclusion of an integrated swift brick and integrated bat brick.

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 following Council planning guidance documents are also relevant to this planning application:

- Supplementary Planning Document 9 – Householder Development.

The Local Development Framework (LDF) development plan documents also remain part of the development plan at the current time. Of specific relevance is policy DM1 – Management of Development.

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:

- Impact on Visual Amenity
- Impact on Residential Amenity
- Biodiversity

Impact on Visual Amenity

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 contributes positively to the character and visual amenity of the borough's townscapes, landscapes and seascapes. SPD9 sets out guidance for common householder developments. Whilst no section sets out particulars for first floor front extensions, it sets out key principles of subservience and resetting the character and appearance of the property and the surrounding area.

The proposed development would be of an acceptable scale and massing having regard to the existing host property and to the surrounding area. The proposed materials would be in

keeping with the materials used in the existing dwellinghouse and as such would be considered to be acceptable. A condition is recommended in this regard.

The proposed first floor front extension would represent a substantial addition to the property, occupying space above the existing ground floor and replicated the existing bay window feature on the front of the property. Whilst it would be a prominent feature, it is noted that the existing dwelling already includes a front-facing gable on the left-hand side. The proposed extension would introduce a second gable, creating a balance and symmetrical appearance whilst remaining subservient to the main dwelling. Furthermore, similar front-facing first-floor extensions are evident within the wider streetscene, some of which were approved under previous national and local planning policies. The attached neighbour has a similarly designed extension approved in 2025. In this context, whilst the proposed extension would not strictly comply with the guidance set out in SPD9, the proposed design is considered to be a sympathetic addition in keeping with the character of the area.

The proposed alterations to the side elevation to accommodate the changes with the internal layout would consist of changes to the windows and relocating the entrance door to the side elevation. These changes would use matching materials to the existing property. There are various window/entrance arrangement along this part of Harton Grove. Taking this into account it is not considered that the changes would result in harm to the character or appearance of the property or surrounding area.

Having regard to the above, the proposed development is considered to have no significant harm to the visual amenity of the area and is considered to be in accordance with Policy 47 and guidance contained in SPD9.

Impact on Residential Amenity

Policy 47 of the Local Plan sets out that all development safeguards residential amenity.

The proposed first-floor front extension and bay window would not result in significant harm to No. 29 Harton Grove, as it would be largely screened by the existing front gable of the host property. Whilst the extension would be visible from No. 33 Harton Grove, it would be set approximately 3m from the boundary and approximately 6m from that property, which is considered to be a sufficient distance to prevent any overbearing or overshadowing impacts. Whilst the window changes in the side elevation would introduce new windows, these would serve non habitable rooms (hallway and shower room) and as such it is considered that there would be no significant harm in terms of loss of privacy to No 33.

The proposed front-facing windows would face towards No's 28 and 30 Harton Grove. These properties has a separation distance of approximately 21m and the level of overlooking would be no greater than which currently exists from the existing front gable. As such, no significant loss of privacy or amenity would occur.

Having regard to the above, the proposed development is considered to have no significant harm to the residential amenity of neighbouring properties and is considered to be in accordance with Policy 47.

Biodiversity

This application is for an extension to an existing dwellinghouse and in terms of biodiversity net gain, would fall under the de minimus exemption of the biodiversity net gain requirements (exemptions) Regulations 2024, as it would affect an area of less than 25m². The Councils Countryside Team confirmed that the application did not need to be supported by a Bat Survey but have recommended breeding bird and bat Informatives. Countryside

also recommended that an integrated swift brick and bat brick be incorporated into the scheme. It is not considered that the proposal would be unacceptable if these mitigation measures were not integrated into the scheme and therefore it is recommended that an informative, rather than condition, be attached to inform the applicant of this.

Therefore, on the basis of the above, the development would be in accordance with Local Plan Policies SP21 and 33 of the Local Plan and the NPPF in respect of ecology.

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 visual amenity of the area or the residential amenity of any neighbouring properties.

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 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 Received 03/07/2026

Proposed Floor Plans and roof Plan Received 20/07/2026

Proposed Site Plan -Received 03/07/2026

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 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.

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 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).

- 3 All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should bats or signs of bats (such as droppings or dead bats) be discovered at any stage during the works, work must stop immediately and

advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.

- 4 The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development or demolitions does not provide a defence against prosecution under this act. Buildings and vegetation, such as trees and scrub, may contain nesting birds, primarily between 1st March and 31st August inclusive. The applicant is advised to avoid works during this period unless they have ascertained that active nests are absent, for which they may require the services of a competent ecologist.
- 5 The NPPF states that planning decision should contribute to and enhance the natural and local environment by minimizing impact on and providing net gains for biodiversity.

The applicant should include a feature such as:

- A Swift Brick Examples can be found [here](#) These should be placed; under the eaves on the north or eastern aspects, a clear flight line must be available to the nest and not placed directly above windows or doors.
- An integrated Bat Brick. Examples can be found [here](#). These should be placed; tucked beneath the eaves, at least 4m above ground level, not places directly above windows or doors, away from artificial light sources and places on the western or southern elevations.
- *Further guidance on installation of a bat box.* <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>.

Case officer: Samantha Gallagher

Signed: S Gallagher

Date: 18/08/2026

Authorised Signatory: Helen Lynch

Date: 02/09/2026