



South Tyneside Council

Reference:	260468
Location:	6 Bywell Road, Cleadon, SR6 7QT
Ward:	Cleadon Village and East Boldon
Description:	Two storey side extension.
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Emma Thomas
Case Officer Contact No.:	0191 4247593 or 07741105284

Description of the Site

This application relates to a semi-detached property is situated within a residential street populated mostly by two storey semi-detached residential properties, with a variety in the architectural detailing of properties along the street, with a variety of garages and side extensions, and extensions to the rear of properties, with spacious and verdant gardens to the rear.

Description of the Proposal

This application seeks full householder planning permission for a two storey side extension.

Relevant Planning History

The planning history of the site is as follows:

Ref - ST/0323/23/HFUL

Description - Single storey extension at rear of the house to provide a Lounge /
Dinning / Kitchen area.

Decision - Grant Permission Householder with Conditions

Decision Date - 18/07/2023

Summary of Consultation Responses

The following responses were received in response to the statutory consultation period which ended on 30/07/2026.

N/A

Summary of Representations

1no. representations have been received in objection to the proposal from the occupant of 6 Garden Lane. The issues raised are summarised as follows

- Concerns over loss of daylight, overshadowing and being enclosed in
- Loss of view facing towards Bywell Road

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:

- Impact on Visual Amenity; and
- Impact on Residential Amenity

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.

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

With regards to two storey side extensions, SPD9 sets out that two-storey side extensions on semi-detached and high-density detached properties should:

- retain a minimum 1 metre gap between the extension and the side boundary of the application site;
- provide a minimum 1 metre set-back between the front wall of the upper storey extension and the main front wall of the house.
- provide a significantly lowered ridge line and a roof shape that corresponds to the main dwelling.

Consideration must be given to the width of the proposed side-extension in relation to the existing property. Side extensions which are excessively wide can undermine the character of the street and of the existing property. To maintain a reasonable level of subordination, side extensions should not be more than 3 metres in width or be more than half of the width of the

original dwelling frontage, whichever is the greater. In this instance the proposed side extension would host a width of approx. 4.45m which is more than half the width of the main dwelling, which measures a total of 6.3m wide. However, the side extension is not considered excessive due to the substantial roof ridge set down of 1.56m from the roof ridge of the main dwelling. Therefore, it is not considered to compromise the character of the property and street.

The proposed side extension would be constructed along the side boundary and would not retain a 1m gap between the extension and the side boundary. Due to the corner plot location, there is no adjacent property and therefore terracing could not be created. The first floor would consist of a dormer window set within the front roof pitch, which means a 1m set back of the front elevation from the front elevation of the main dwelling cannot be provided. The extension would provide a significantly lowered ridge line and a roof shape that corresponds to the main dwelling. The roof shape would also correspond with the roof shape of the main dwelling. In this regard and given the location of this element of the proposal, the two storey side element is considered acceptable in visual amenity terms.

The proposed materials would be in keeping with the materials used in the existing dwellinghouse and as such would be considered to be acceptable.

Due to the corner plot position of No. 6, the proposed side extension would be visible from both Bywell Road and Garden Lane, which run along the side and rear boundaries of the property. However, the proposal is not considered to have an adverse impact on the character or appearance of the existing dwelling or the wider street scene. This is primarily due to the varied and eclectic mix of dwelling types and architectural styles within the immediate 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.

Impact on Residential Amenity

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

The two storey side extension would not be visible from any habitable room windows of no. 8 Bywell Road; the attached neighbour.

Due to the corner plot location the proposed side extension would be visible to many of the surrounding properties but from a sufficient distance.

A comment was received from the neighbour located to the rear of the applicant property stating that they have concerns over loss of daylight, overshadowing and being enclosed in and loss of view facing towards Bywell Road. The proposed side extension at no. 6 Bywell Road would not extend any closer towards the rear property than the existing dwelling. The side extension would also be located approx. 20m from the main rear elevation of the aforementioned dwelling. Bywell Road would also still be visible from the rear windows of this property, however it is not possible for the planning system to protect particular views from a property. Therefore the proposed is considered to not adversely impact the rear neighbour.

It is considered that the proposed side extension would not adversely impact the attached neighbour in terms of loss of outlook, privacy, light, over shadowing or over dominance.

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.

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, the residential amenity of any neighbouring properties or the highway safety of the area.

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

- Sheet 2 - Proposed Front and Side Elevation – Received 18/06/2026
- Sheet 3 - Proposed Rear Elevation and Proposed First Floor – Received 18/06/2026
- Sheet 4 - Proposed Ground Floor Plan – Received 18/06/2026
- Sheet 5 - Existing and Proposed Site and Roof Plan – Received 18/06/2026

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 stated within the planning application form (received 18/06/2026), sheet 2 and sheet 3 (received 18/06/2026).

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 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).

- 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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Case officer: Emma Thomas

Signed: *E. Thomas*

Date: 20/08/2026

Authorised Signatory: Seán Gallagher

Date: 20/08/2026

«END»