



South Tyneside Council

Reference:	260483
Location:	51 Marsden Lane, South Shields, NE34 7HT
Ward:	Horsley Hill and Westoe Crown
Description:	Single storey side extension.
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Evie Werndly
Case Officer Contact No.:	0191 4247176 or 07345 020217

Description of the Site

This application relates to a semi-detached property located in a residential area of South Shields. The property is attached to no.49 Marsden Lane to the west, and the detached neighbouring property, no.53, is situated to the north-east. There is also an area of designated open space located to the east and to the south of the property.

Description of the Proposal

This application seeks full householder planning permission for the construction of a single storey side extension.

The proposed extension would have a width of 3m, and a depth of 3.2m, and would be built up to the eastern site boundary.

The proposed extension would be set-back from the two walls forming the principal elevation by 0.65m, and 1.7m, respectively, and set-back from the rear elevation of the existing property by almost 3.6m.

The proposed extension would have a lean-to roof with 1no. rooflight and would have an eaves height of 2.65m, and a maximum height of 3.37m.

Relevant Planning History

The planning history of the site is as follows:

Application 1

- **Application Reference:** ST/1888/11/LAA
- **Description:** Proposed external re-modelling in association with internal refurbishment of non-traditional housing.
- **Decision:** Grant Permission with Conditions
- **Decision Date:** 19.03.2012

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

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

- Impact on Visual Amenity
- Impact on Residential Amenity

Impact on Visual Amenity

Policy 47 of the Local Plan and LDF Policy DM1 (A) set 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 outlines that single storey extensions should not normally have a width greater than half the width of the existing property. The proposed development, with a width of 3m and depth of 3.2m, would be of an acceptable scale and massing having regard to the existing host property and to the surrounding area, as the width of the host property is approximately 6m.

The proposed white render to the front and rear elevation of the extension would match the partial white render to the existing front and rear elevations of the existing property. The facing brickwork to the side elevation, and roof tiles, would also be in keeping with the materials used in the existing dwellinghouse and as such would be considered to be acceptable.

The proposed extension would be visible from a number of properties on Marsden Lane to the south, and from the rear of properties on Lincoln Road to the north. However, the proposed lean-to roof would be an appropriate design having regard to the host property, and the proposed 1no. rooflight would be of a 'low profile' to reduce its impact upon visual amenity.

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 Local Plan Policy 47, and LDF Policy DM1 (A).

Impact on Residential Amenity

Policy 47 of the Local Plan and LDF Policy DM1 (B) set out that all development safeguards residential amenity.

Given that the proposed extension would be adjoined to the eastern side elevation of the host property, the attached neighbouring property to the west, no.49, would not be negatively impacted by the proposal having regard to residential amenity.

The properties situated opposite the host property on Marsden Lane, and to the north of the property on Lincoln Road, are situated at a sufficient distance from the site. Moreover, the detached property, no.53 Marsden Lane, is located north-east of the site. Therefore, no overshadowing of habitable rooms of neighbouring properties would occur. In addition, given the proposed use of the extension as a bathroom, no windows are proposed to the extension, with 1no. rooflight alternatively proposed, so the privacy of neighbouring properties would not be compromised.

Having regard to outlook, the width of the proposed extension would not exceed half of the width of the host property. Therefore, the extension would not be so large or so close to neighbouring properties that it forms a very dominant feature when looking out from habitable rooms of neighbouring properties.

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 Local Plan Policy 47, and LDF Policy DM1 (B).

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 Sheet 3 Rev.B – received 10.07.2026
- Proposed Plans Sheet 2 Rev.B – received 10.07.2026
- Proposed Site Plan Sheet 5 Rev.B – received 10.07.2026

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 Local Plan Policy 47 and 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).

Case officer: Evie Werndly

Signed: E.Werndly

Date: 03.09.2026

Authorised Signatory: Seán Gallagher

Date: 11/09/2026