South Tyneside Council

Reference:	260522
Location:	26 Beckenham Avenue, East Boldon, NE36 0EH
Ward:	Cleadon Village and East Boldon
Description:	Single storey side/rear 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 bungalow located in a residential area of East Boldon and lies outside of East Boldon Conservation Area.

The applicant property is attached to no.28 to the north-west, and the detached neighbouring property, no.24, is situated to the south-east.

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

The existing property hosts an existing rear offshoot with a rear extension; this small extension would be demolished to facilitate the development.

The proposed extension would wrap-around the existing offshoot, by extending beyond the north-western side elevation of the offshoot by 3.44m, and extending beyond the rear elevation of the offshoot by 1.4m. Therefore, the proposed extension would have a rear projection of 4m and a total width of 8.54m.

The proposed extension would have a flat roof with an eaves height of 3.13m, and 1no. roof lantern which would project beyond the roof slope by 0.737m.

The proposed extension would be set off from the north-western side boundary with no.28 by 0.2m, and the south-eastern boundary with no.24 by 1.2m.

Relevant Planning History
No planning history.

Summary of Consultation Responses
The East Boldon Neighbourhood Forum was notified of the proposed development, but no response was received.

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 East Boldon Neighbourhood Plan and 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
- Policy EB3: Design

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, LDF Policy DM1 (A) and Policy EB3 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.

The proposed development, with a proposed rear projection of 4m and width of 8.54m, would be of an acceptable scale and massing having regard to the existing host property and to the surrounding area.

The proposed white render and grey upvc windows/doors would vary from the existing red brick/pebble dash render and white upvc windows/doors used in the existing dwellinghouse. However, the proposed extension would not be visible from Beckenham Avenue, and there are no properties situated to the rear of the site. Moreover, the white render would not be out of character with the street as neighbouring properties are finished with both render and brick, and as such would be considered to be acceptable having regard to the street scene. The proposed GRP roof would vary from the existing roof tiles, but this would be considered to be acceptable, given the flat roof design.

The proposed single storey side/rear extension would host 1no. roof lantern. The glazed roof lantern would be a prominent feature, given that the lantern would project beyond the roof slope by 0.737m, and would be finished with blue toughened glass. However, there are a number of properties within the immediate vicinity which also host visually prominent roof lanterns, and it would not be visible from Beckenham Avenue, and therefore would be considered to be acceptable. While the proposed flat roof design would vary from the existing hipped roof, there are a number of properties with rear extensions which vary

between flat and pitched roofs, and it would reflect the flat roof design of the original offshoot.

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, LDF Policy DM1 (A) and Policy EB3.

Impact on Residential Amenity

Policy 47 of the Local Plan, Policy DM1 (B) and Policy EB3 set out that all development safeguards residential amenity.

Having regard to privacy, no windows are proposed to the side elevations of the proposed extension. While windows are proposed to the rear elevation, there are no neighbouring properties situated to the rear of the site, so the extension would not compromise the level of privacy within the habitable rooms of neighbouring properties. While 1no. window is proposed to be blocked up and replaced within the side elevation of the existing property, this would be obscurely glazed.

Having regard to outlook, a reasonable outlook would be maintained from neighbouring properties. The proposed single storey side/rear extension would be of an acceptable scale with regard to the host property, so it would not form a very dominant feature. Moreover, the immediate neighbouring properties host rear extensions with similar projections, so the proposed extension would not be largely visible from the habitable rooms of these 2no. neighbouring properties.

Having regard to overshadowing, the proposed extension would not result in the significant overshadowing of habitable windows of neighbouring properties. This is due to the fact that no.28 hosts a rear extension with a similar projection which is built up to the boundary with no.26, and hosts no windows in this side elevation. Furthermore, the proposed extension would be set off from the boundary with no.24 by 1.2m, and would not result in the significant overshadowing of habitable windows of this neighbouring property.

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, LDF Policy DM1 (B) and Policy EB3.

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

- Existing and Proposed Site Plan Drg No. E110 Rev.B – received 23.07.2026
- Proposed Base Plan Drg No. E103 Rev.A – received 23.07.2026
- Proposed Floor Plan and Elevations Drg No. E102 Rev.A – received 23.07.2026
- Proposed Layout and Detail Drg No. E104 Rev.A – received 23.07.2026
- Rendered Elevations Drg No. E108 Rev.A – received 23.07.2026

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 as set out in the plans as listed in condition 2 and on the submitted application form.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with Local Plan Policy 47, South Tyneside LDF Development Management Policy DM1, and Policy EB3.

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: 04.09.2026

Authorised Signatory: Seán Gallagher
Date: 11/09/2026