South Tyneside Council

Reference:	260537
Location:	34 Baring Street, South Shields, NE33 2DR
Ward:	Beacon and Bents
Description:	Single storey rear/side extension
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Samantha Gallagher
Case Officer Contact No.:	0191 4247447 or 07741109243

Description of the Site

The application property is a mid-terraced property located on the east side of Baring Street, South Shields. The property benefits from a two-storey outrigger on the rear and rear dormer. The neighbouring properties are other mid-terraced dwellings with the neighbour at No. 36 also benefiting from a two storey rear outrigger and the neighbour at No. 32 benefiting from a single storey rear outrigger. To the east is the rear lane with residential properties beyond this. The property has a rear yard which is bounded by a 1.8m high brick wall.

Description of the Proposal

This application seeks full householder planning permission for a single storey flat roofed rear extension, projecting 4.9m beyond the original rear elevation of the property and measuring 3.5m in height. The proposed extension would have a roof lantern. The materials proposed include facing brick walls, a dark grey fibreglass roof and white upvc windows and doors. This extension would be situated between the property's boundary wall with No. 32 and the existing outrigger.

At the time of the case officers site visit, it was noted that works for the extension had started but not complete.

Relevant Planning History

The planning history of the site is as follows:

None relevant to this application.

Summary of Consultation Responses

The following responses were received in response to the statutory consultation period which ended on 25/08/2026.

None

Summary of Representations

1no. representation has been received in objection to the proposal. The issues raised are summarised as follows:

- Work has started before approval

Planning officer comment: works staring before planning permission is granted is not a reason in itself to refuse a planning application.

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
- SPD9 - Householder Developments

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 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 protrude 4.9m from the rear elevation to match the projection of the existing two storey rear offshoot and the single storey offshoot at No. 32 Baring Street. This is in excess of the guidance as set out within SPD9 which outlines that 3m rear extensions on terraced properties generally being considered acceptable. However, it is noted on several properties in Baring Street and neighbouring streets benefit from various extensions at single and two storey levels with similar projections. In this regard, it is not considered that such a projection is unacceptable given the existing arrangement at the application site and neighbouring properties.

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

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 proposal would not harm the amenities of neighbours to the east due to the position of the development and those neighbours. The neighbours most likely to be impact by the proposals are those either side of the application site (Nos 32 and 36 Baring Street). The location of the proposed extension between the single storey outrigger of no. 32 and the two-storey outrigger of the applicant dwellings, results in the development not being visible from the habitable room windows of neighbouring properties as the extension would be obscured by these outriggers. The site is bounded by a 1.8 high boundary wall which would obscure the majority of the extension from the yard areas of Nos 32 and 34 Baring Street.

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

Other matters

As the works have already commenced on site, the time limit condition is not being recommended in this instance.

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 and 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 shall be carried out in accordance with the approved plan(s) as detailed below:

Existing and Proposed Elevations and Plans Drg No 0736-0205-553 Received 28/07/2026

Proposed Rear Plan Drg No 1 Recieved 28/07/2026

Proposed Site and Roof Plan Received 28/07/2026

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.

2 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, asides from the fibregalss roof.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with Local Plan Policy 47 and SPD9.

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: Samantha Gallagher

Signed: S Gallagher

Date: 24/09/2026

Authorised Signatory: Helen Lynch

Date: 24/09/2026