South Tyneside Council

Reference:	260538
Location:	36 Ravensbourne Avenue, East Boldon, NE36 0EG
Ward:	Cleadon Village and East Boldon
Description:	Application for a Lawful Development Certificate for a proposed garage conversion to replace garage door with window.
Recommendation:	Grant Permission No Conditions
Case Officer:	Evie Werndly
Case Officer Contact No.:	0191 4247176 or 07345020217

Description of the Site

This application relates to a semi-detached property located in a residential area of East Boldon and lies outside of East Boldon Conservation Area.

The applicant property is attached to no.34 to the south-west, and the detached neighbouring property, no.38, is situated to the north-east.

The permitted development rights have not been removed from the property, and the property is not subject to an Article 4 Direction which is relevant to this application.

Description of the Proposal

This application seeks a Lawful Development Certificate for a proposed garage conversion into a habitable room. The existing garage door to the front of the property would be removed and replaced with 1no. window. The proposed materials would match the existing property, as the opening would be infilled using matching brickwork. The sliding sash windows, finished in white, would match the existing windows to the front elevation of the property, as well as the provision of matching white external stone cills and lintels.

The submitted application form states that the applicant considers that a Lawful Development Certificate should be granted as the proposed development would comply with the relevant permitted development legislation.

Relevant Planning History

The planning history of the site is as follows:

Application 1

- Application Reference: ST/0486/02//DM
- Description: Proposed two storey side extension over existing garage to provide an additional bedroom to first floor and rear ground floor extension.
- Decision: Grant Permission with Conditions
- Decision Date: 28.06.2002

Application 2

- Application Reference: ST/0836/02//DM
- Description: Resubmission of ST/486/02/DM for proposed extension to kitchen, rear side extension to provide family room and first floor side extension over existing garage/utility to provide bedroom and bathroom
- Decision: Grant Permission with Conditions
- Decision Date: 20.09.2002

Application 3

- Application Reference: 260249
- Description: Erection of a rear dormer extension to the main roof to facilitate a loft conversion, including the installation of a rooflight (Velux) to the front roof slope. Demolition of the existing rear glazed extension and construction of a single-storey infill extension to the rear boundary, together with associated internal alterations.
- Decision: Grant Permission Householder with Conditions
- Decision Date: 23.06.2026

Summary of Consultation Responses

N/A

Summary of Representations

No responses received.

Assessment

Section 192 (2) of the Town and Country Planning Act requires that if, on an application under this section, the local planning authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and in any other case they shall refuse the application.

In relation to the enlargement, improvement or other alteration of a dwellinghouse, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 [“the GPDO” hereinafter] sets out the criteria for a development to be classed as ‘permitted development’.

A.1 Development is not permitted by Class A if-

(a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class [G,] M, [MA,] N, P [,PA] or Q of Part 3 of this Schedule (changes of use);
(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or
(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

(g) …for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

[(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;]

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

(i) exceed 4 metres in height,

(ii) have more than a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse;

[(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);]

(k) it would consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform,

(ii) the installation, alteration or replacement of a microwave antenna,

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) an alteration to any part of the roof of the dwellinghouse [; or]

[(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).]

The proposed garage conversion would comply with the criteria set out within Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) Order 2015 (as amended).

As such, the proposed development would be able to be carried out under permitted development, subject to the following condition:

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

It is therefore recommended that this lawful development certificate for the proposed development be approved.

Recommendation

Grant Permission No Conditions.

Informatives

1. NOTE TO APPLICANT

   The proposed works would constitute permitted development by virtue of Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) subject to the condition that the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

2. NOTE TO APPLICANT

   For the avoidance of doubt this decision relates to the following plans and/or specifications:

   Proposed Floor Plans – Elevations and Site Plan – received 30.07.2026

Case officer: Evie Werndly
Signed: E.Werndly
Date: 08.09.2026

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