



South Tyneside Council

Reference:	260540
Location:	1 Birch Avenue, Whitburn, SR6 7AR
Ward:	Whitburn and Marsden
Description:	Application for Non-Material Amendment in relation to previously approved Planning Application Ref: 260221, to amend door and window arrangements to single storey rear extension.
Recommendation:	Approve Non-Material Change
Case Officer:	Evie Werndly
Case Officer Contact No.:	0191 4247176 or 07345020217

Description of the Site

This application seeks a non-material amendment to application ref: 260221 which granted planning permission for a single storey rear extension with 3no. rooflights on 05.06.2026.

This application seeks to amend this scheme by revising the door and window arrangements in the rear elevation of the single storey rear extension, with an increase from 2no. to 3no. separate window arrangements.

Assessment

Section 96A of the Town and Country Planning Act 1990 states 'that the local planning authority may make a change to any planning permission if they are satisfied that the change is not material...In deciding whether a change is material a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the permission as originally granted.'

It is considered that the changes would not be significant in terms of scale in relation to the original approval. The changes would not result in any detrimental impact in terms of visual or residential amenity. No interests of any third party would be disadvantaged. It is therefore considered that the proposed changes sought are considered to be non-material and so this application is recommended for approval.

As this is not a new planning consent, it is not considered necessary to repeat the conditions.

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.

Recommendation

Approve Non-Material Change.

List of plans etc. for standard note on decision

- Existing and Proposed Plans and Elevations Drg No. 0752-8895-314 Rev.B – 12/08/2026
- Proposed Rear Elevation Drg No. 1 Rev.B – 12/08/2026

Case officer: Evie Werndly

Signed: *E. Werndly*

Date: 02.09.2026

Authorised Signatory: Seán Gallagher

Date: 09/09/2026