



Appeal Decision

Site visit made on 17 November 2025

by David Reed BSc DipTP DMS MRTPI

an Inspector appointed by the Secretary of State for Housing, Communities and Local Government

Decision date: 15th December 2025

Appeal Ref: APP/W4515/W/25/3369016

27 Manor Road, Tynemouth, Tyne and Wear NE30 4RJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a grant of planning permission subject to conditions.
 - The appeal is made by Mrs Louise Smith against the decision of North Tyneside Council.
 - The application, Ref 25/00076/FUL, dated 20 January 2025, was approved on 8 April 2025 and planning permission was granted subject to conditions.
 - The development permitted is a single storey and two storey extension to rear of the property, pitched roof dormer to rear elevation and new vehicular access to the front of the property.
 - The condition in dispute is No 2 which states that: The dormer hereby approved shall be constructed to be tile hung in accordance with Drawing No.04 Proposed Elevations Rev C within three months of the date of this planning permission.
 - The reason given for the condition is: To ensure an acceptable visual appearance of the dormer to avoid harm to the Tynemouth Conservation Area in accordance with Policy DM6.6 of the North Tyneside Local Plan 2017.
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Decision

1. The appeal is allowed and planning permission Ref 25/00076/FUL for a single storey and two storey extension to rear of the property, pitched roof dormer to rear elevation and new vehicular access to the front of the property at 27 Manor Road, Tynemouth, Tyne and Wear NE30 4RJ, granted on 8 April 2025 by North Tyneside Council, is varied by deleting condition No 2.

Main Issue

2. The main issue is the effect of the materials used for the facing of the dormer on the character and appearance of the area and the Tynemouth Conservation Area (CA) of which it forms part.

Reasons

3. Planning permission was originally granted for an extension to the rear of No 27 together with various other alterations in February 2020. The proposals included a pitched roof rear dormer which the approved plans showed would be constructed with red tile hanging to match the materials of the adjacent roof. The dormer was built as the first phase of the scheme shortly afterwards but was faced with lead sheeting rather than the approved materials.
4. In January 2025 retrospective planning permission was sought for the extension as then being constructed with a revised footprint and the dormer window as built. This was permitted, but with a condition requiring the dormer to be refaced with tile hanging as originally approved.

5. No 27 lies at one end of a row of large semi-detached houses which back onto the Metro railway line which runs in a cutting near Tynemouth Station. As a result, the dormer cannot be seen from the front on Manor Road, only from Station Mews and its adjacent footway across the railway line to the rear. From here the dormer appears relatively small being perhaps about 40 m away and is screened by intervening vegetation as a result of the row of trees alongside the footway and further trees on the eastern side of the railway between it and the houses. These deciduous trees effectively screen the dormer from view during the summer and, even in winter, filter views so that the dormer appears inconspicuous on the rear roof slope of the property. Whilst the lead sheeting used for the sides of the dormer differs in colour and material from the red tiles of the adjacent roof slope, due to its dark colour it appears unobtrusive. The pitched roof of the dormer is in matching red tiles, which minimises the visual impact of its sides.
6. Overall, the dormer as constructed is visually unobtrusive in public views and unlikely to be even noticed by many passers-by. Being such a minor intervention, the dormer also preserves the character and appearance of the Tynemouth CA which covers an extensive area between Tynemouth Station and the headland.
7. For these reasons the material used for the facing of the dormer has no significant impact on the character and appearance of the area or the Tynemouth CA of which it forms part. The dormer complies with Policy DM6.6 of the North Tyneside Local Plan 2017 which seeks to ensure proposals sustain and conserve the significance, appearance and character of heritage assets by conserving the built fabric and architectural detailing that contributes to their significance. Permitting the dormer also complies with the legislative duty to have special regard to the desirability of preserving or enhancing the character or appearance of the CA.

Conclusion

8. Having regard to the above the appeal should be allowed and the condition deleted.

David Reed

INSPECTOR