
Appeal Decision

Site visit made on 8 November 2016

by I Jenkins BSc CEng MICE MCIWEM

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

Decision date: 29 November 2016

Appeal Ref: APP/P2935/D/16/3158431

Shanlea, C205 Coldcotes to Wark, Wark, NE48 3DG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Watson against the decision of Northumberland County Council.
 - The application Ref. 16/02195/FUL, dated 17 June 2016, was refused by notice dated 7 September 2016.
 - The development proposed is extensions and alterations.
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Decision

1. The appeal is allowed and planning permission is granted for extensions and alterations at Shanlea, C205 Coldcotes to Wark, Wark, NE48 3DG in accordance with the terms of the application, Ref. 16/02195/FUL, dated 17 June 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the dwelling modifications hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: location plan; M605/2, M605/3, M605/4, M605/5, M605/6, M605/7A (August 2016).
 - 4) The sun room hereby permitted shall not be occupied until the window within its northern elevation has been fitted with obscured glazing. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the window is installed and once installed the obscured glazing shall be retained thereafter.
 - 5) The building extensions hereby permitted shall not be occupied until the means of vehicular access to the site hereby permitted has been constructed in accordance with the approved plans. Thereafter, the vehicular access to the site shall be retained in accordance with the approved plans.
 - 6) The building extensions hereby permitted shall not be occupied until the 3 car parking spaces shown on the approved plans have been hard surfaced and sealed. Thereafter, the car parking spaces shall be retained
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in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with Shanlea.

Procedural matters

2. Although the 'proposed gable elevation' shown on drawing no. M605/5 does not include details of the proposed dormer windows, the proposed projection of the dormers from the western roof slope is shown on the 'proposed section' and the western elevations of the dormers are shown on drawing no. M605/4. I consider that sufficient details have been provided: to enable the impact of the proposed dormers to be fully assessed; and, to allow the Council to control the development in accordance with those details, in the event of the appeal being allowed and planning permission being granted.

Main Issue

3. I consider that the main issue in this case is the effect of the proposal on the character and appearance of Shanlea.

Reasons

4. Shanlea is a semi-detached bungalow with a pitched roof. The appeal site fronts onto a bend in the highway and the orientation of the dwelling is such that its southern gable and western elevation face towards the road, whilst its eastern elevation faces towards the rear elevations of 2-storey, pitch roofed dwellings on a neighbouring housing estate.
5. The eastern elevations of Shanlea and the adjoining property are not symmetrical, differing in appearance in a number of respects. That elevation of Shanlea includes a relatively wide flat roofed porch, two windows and a garage door, whereas its neighbour's eastern elevation includes a narrower flat roofed porch, a bay window and 3 other windows.
6. The proposal includes the development of accommodation within the roof space of the bungalow, amongst other things. Access to the roof space would be facilitated by replacing Shanlea's porch with an extension comprising a staircase, as well as an open porch and an entrance lobby at ground floor and a small study area at first floor level. The proposed eastern extension would have a pitched roof in keeping with the design of the main property and although its eaves level would be higher than that of the existing property, its ridge level would be below that of the main roof. Furthermore, in comparison with the existing dwelling the footprint of the proposed extension would be modest, extending across less than half of the width of the eastern elevation and projecting from the associated main wall of the building by only 3 metres. As a result of these factors, the proposed eastern extension would have the appearance of a subservient addition to the main dwelling, not seen as unduly dominant when viewed either from neighbouring properties or when glimpsed from the limited public vantage points hereabouts. The proposed patterns of fenestration would give the proposed eastern extension a relatively modern appearance, which to my mind would enhance the character and appearance of the relatively plain existing dwelling.
7. The other modifications to the eastern elevation, to which the Council has not objected, would include the replacement of the garage doorway with a window and the insertion of a number of rooflights in the eastern roof slope. In my

view, they are minor modifications and would not have a material impact on the character or appearance of the property.

8. I consider that the effect of the proposed extension and other modifications to the eastern elevation on the character and appearance of Shanlea would be acceptable.
9. The proposed modifications to the western elevation of the building would include the erection of a flat roofed sun room and the addition of 2 flat roofed dormers and 2 rooflights to the western roof slope. These proposed additions would also be modest in scale. The proposed dormers would be set well down from the ridge level of the dwelling, thereby ensuring that there are subservient features of the roof slope. The consistent flat roof detailing of the dormers and sun room as well as the vertical alignment of the dormers with the pattern of fenestration at ground floor level would give these additions to the western elevation a united appearance. The relatively contemporary appearance of these features would enhance the character and appearance of the main building, although the public vantage points from which this might be appreciated are limited by the screening effect of mature planting along the section of the site boundary to the west of the dwelling.
10. I consider that the effect of the proposed extensions and other modifications to the western elevation on the character and appearance of Shanlea would be acceptable. I note that the Council has not cited the impact of these particular modifications as a reason for refusal of planning permission in this case.
11. I conclude overall that the effect of the proposal on the character and appearance of Shanlea would be acceptable and it would accord with the aims of Policies GD2 and H33 of the *Tynedale District Local Plan, 2000*, and Policy BE1 of the *Tynedale Local Development Framework Core Strategy, 2007*, which between them seek to ensure that development is appropriate to the character of existing buildings and is of a high quality design that enhances the built environment, consistent with the aims of the *National Planning Policy Framework*. These aims are also reflected in Policies 2 and 28 of the emerging *Northumberland Local Plan-Core Strategy Pre-Submission Draft-Proposed Modifications, June 2016*, with which the scheme would also comply.

Other matters

12. Currently, vehicular access to Shanlea is provided by a shared driveway, which runs from the highway along the northern side of the adjoining bungalow to an area of hardstanding adjacent to the eastern elevations of the semi-detached pair. The proposal includes the provision of a new driveway to serve Shanlea, which would run more directly to the eastern side of the property from the section of highway to the south. Neither the Council nor the Highway Authority object to the proposed new access arrangement. I have no reason to take a different view.
13. The Council considers that the effect of the proposal on the living conditions of neighbouring residents would be acceptable. This is subject to the imposition of a condition to ensure that the window within the northern elevation of the proposed sun room, which would face towards the garden and conservatory of the adjoining dwelling, would be glazed with obscured glass, in order to protect the privacy of residents of that neighbouring property. I agree.

Conditions

14. The Council has suggested 5 conditions, and the Highway Authority 1 other, that they consider should be imposed in the event that the appeal is allowed and planning permission granted. I have considered them in light of the guidance on conditions contained within the *Planning Practice Guidance* and if necessary have amended them in the interests of precision and enforceability.
15. In addition to the normal commencement condition, a condition would be necessary, in the interests of visual amenity, to ensure materials matching the existing building would be utilised. A condition, would also be required, for the avoidance of doubt, to ensure that the development would be carried out in accordance with the details shown on the approved plans. As set out above, a condition would be required, in the interests of privacy, to ensure that the window within the northern elevation of the proposed sun room would be glazed with obscured glass. In the interests of highway safety, conditions would be necessary to ensure that the approved access and parking arrangements are put in place in a timely manner. Whilst it would be necessary to hard surface and seal the proposed parking area, in my view, it would not be necessary to formally mark out the 3 spaces, given the scheme relates to a single dwelling.

Conclusion

16. I conclude that the proposal would accord with the Development Plan taken as a whole and there are no other material considerations sufficient to justify withholding planning permission in this case. For the reasons given above, I conclude that the appeal should be allowed.

I Jenkins

INSPECTOR