
Appeal Decision

Site visit made on 30 January 2017

by C L Humphrey BA (Hons) DipTP MRTPI

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

Decision date: 3rd February 2017

Appeal Ref: APP/J4525/D/16/3163373

15 Hornsey Crescent, Easington Lane, Houghton-Le-Spring DH5 0HH

- 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 Kevin Johnston against the decision of Sunderland City Council.
 - The application Ref 16/01643/FUL, dated 5 September 2016, was refused by notice dated 1 November 2016.
 - The development proposed is 'Extension to the side of property with a front porch to form two bedrooms.'
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development upon the character and appearance of the area.

Reasons

3. The appeal property is one of a pair of modest semi-detached houses located in a prominent position on the corner of Hornsey Crescent and Derwent Street. Although it is set at an angle facing the corner, the siting of the appeal property nevertheless respects the front building line of the houses on Derwent Street immediately to the north.
 4. The appeal proposal would be 2 storeys high, and the ridge and eaves of the proposed gable roof would align with those of the existing house. At ground floor level the extension would project forward of the main front elevation by 1.5m, incorporating a new front porch, whilst at first floor level it would finish flush with the front elevation. The proposed development would extend back in line with the existing rear elevation although, due to the tapering nature of the side boundary, the extension would be just over a metre wide at the rear. At the front however, the appeal proposal would increase the width of the house by more than 50%.
 5. Due to its siting, scale and detailed design the proposed development would result in a bulky addition that would not appear subordinate to the existing house. Furthermore, it would extend significantly beyond the established building line on Derwent Street and would therefore be extremely conspicuous within the street. For these reasons, the appeal proposal would create an unduly dominant and incongruous feature on this prominent corner plot.
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6. I therefore conclude that the proposed development would have a harmful effect upon the character and appearance of the area. As such, it would fail to accord with the design aims of Policy B2 of the City of Sunderland Unitary Development Plan.

Conclusion

7. For the reasons given above and having had regard to all other matters raised, including the desire to create a reasonably sized first floor bedroom, I conclude that the appeal should be dismissed.

C L Humphrey

INSPECTOR