



Appeal Decision

Site visit made on 15 July 2019 by S Witherley BA, PGDiP, PGDiP, Cert CIH, Assoc RTPI

Decision by A U Ghafoor BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 July 2019

Appeal Ref: APP/A4520/D/19/3226755

2 Willow Grove, South Shields NE34 7PN

- 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 Daryl Armstrong against the decision of South Tyneside Council.
- The application, Ref ST/1100/18/HFUL, dated 4 December 2018, was refused by notice 18 March 2019.
- The development proposed is described as *the removal of existing rear conservatory and construction of single storey side extension and part two storey and part single storey rear extension. Alterations to landing window.*

Decision

1. The appeal is allowed, and planning permission is granted for the removal of the existing rear conservatory and construction of single storey side extension and part two storey and part single storey rear extension, and alterations to landing window at 2 Willow Grove, South Shields NE34 7PN in accordance with the terms of application ST/1100/18/HFUL, dated 4 December 2018, and subject to the following conditions:
 - 1) The development hereby permitted shall begin no later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the approved plans as detailed below - Drawing No. A202 Rev C received 12/02/2019 - Drawing No. A201 Rev C received 12/02/2019 - Drawing No. A203 Rev A received 22/02/2019.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Procedural matters

3. The description of development on the application form is described in the header above. The Council changed the description on the decision notice, and I have used that description with slight amendment in paragraph 1 above.

Main Issues

4. The effect on: 1) the character and appearance of the host building and street scene, and 2) living conditions of occupiers of No. 1 Willow Grove and No. 7 Gorse Avenue with reference to outlook.

Reasons for the Recommendation - *Character and appearance*

5. No. 2 is a semi-detached two storey dwelling with conservatory to the rear. It is located in a residential area characterised by semi-detached and terraced properties. The appeal property sits behind a modest sized garden at the front with a parking/garden area to the side. The proposal seeks to construct a garage at the side of the property and extend this out to the rear to create additional living accommodation and also create a first-floor extension to accommodate an additional bedroom.
6. The proposed extension would be built in keeping with the design and appearance of the host dwelling with matching brick elevations and hipped roof. The overall size of the extension would not be overly excessive and would retain the external appearance of the dwelling. The proposal would be well designed and maintains the character of the street scene. It would accord with the guidance contained in the South Tyneside Local Development Framework Supplementary Planning Document 9: Householder Developments December 2010 (revised January 2014).
7. I find that the development would not have a visually harmful effect upon the character and appearance of the host building and street scene. Accordingly, the proposal accords with the South Tyneside Local Development Framework, Development Management Policies (2011), (STLDF), Policy DM1 - Management of Development A.

Living Conditions

8. To the east are neighbouring properties, No. 1 Willow Grove and No. 7 Gorse Avenue, that have their rear elevations and gardens overlooking the appeal site. Having visited rear gardens and corresponding habitable rooms of the neighbouring properties, the size and massing of the first-floor extension would present as a modest first floor addition, which would be set back from the boundary by some distance. It would not appear as an overly dominant and overbearing feature from these neighbouring properties. On this issue, it is concluded that there would be no harmful effect on neighbouring living conditions particularly to outlook to neighbouring occupiers of No. 1 Willow Grove and No. 7 Gorse Avenue. Consequently, the proposal is considered to comply with Policy DM1 Management of Development B, of the STLDF.

Conditions, Conclusion and Recommendation

9. The standard time limit condition has been imposed along with a condition specifying the relevant drawings as this provides certainty. A condition securing the materials to match the existing has been attached in the interest of safeguarding the character of the area and appearance of the host property.
10. For the reasons given above and having had regard to all other matters raised, it is recommended that the appeal should be allowed.

S Witherley

APPEAL PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and the Appeal Planning Officer's report, and, on that basis, I too agree that the appeal should be allowed subject to conditions.

A U Ghafoor

INSPECTOR