



Appeal Decision

Site visit made on 22 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/H4505/D/19/3228200

2 Goodwood Avenue, Gateshead, NE8 4YE

- 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 Steven Gannon against the decision of Gateshead Council.
 - The application, Ref DC/18/01282/HHA, dated 18 December 2018, was refused by notice 12 March 2019.
 - The development proposed is for a double storey extension to side of house.
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Decision

1. The appeal is dismissed.

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.

Main Issue

3. The effect of the proposal on the character and appearance of the host dwelling and the street scene.

Reasons for the Recommendation

4. No. 2 is located on the corner of Goodwood Avenue and Victoria Road. It is a semi-detached two storey dwelling with hipped roof with a distinctive asymmetric overhang to the side. The size of the existing garden is typical of the layout of the area, which is characterised by corner plots having open, spacious areas that front the junction.
 5. The proposal seeks a two-storey side extension with dual pitched roof, which would occupy most of the side space. The side extension would be brought closer to the footpath and highway along Victoria Road, which would substantially reduce the open character around the junction. As the site is set down from the footpath and highway along Victoria Road, the proposal would result in a bulky and dominant feature along this side boundary, which would be readily visible on the corner. The front and rear elevations would be set back and down from the host dwelling, but it would unbalance the symmetry of the pair of semi-detached properties and would look at odds with the prevailing pattern of development.
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6. The design and form of the roof would be out-of-keeping with the host dwelling and it would remove the asymmetric overhang, which is a key characteristic of the properties in the area. The development would be inconsistent with the host property's architectural style and appear as an uncharacteristic feature within the street scene, because of the double-storey extension's bulk, mass and scale. The proposal would not meet with the guidance contained in the Householder Alterations and Extensions Supplementary Planning Document.
6. The appellant has stated that there are other similar proposals in the area but no details of these have been submitted. In any event, every application is considered on its own merits. The argument is that the extension is to provide much needed accommodation for the growing family to remain together. However, limited weight can be attached to the circumstances presented because, in this location, the two-storey side extension would cause visual harm and fail to respect local distinctiveness. Lack of objections from neighbours is not determinative.
7. I find that the proposal would harm the character and appearance of the host dwelling and street scene. Accordingly, it would not comply with Policy CS15 of the Gateshead and Newcastle Upon Tyne Core Strategy and Urban Core Plan (2015) and saved Policy ENV3 of the Unitary Development Plan (2010).

Conclusion and recommendation

8. For the reasons given above and having had regard to all other matters raised, it is recommended that the appeal should be dismissed.

S Witherley

APPEAL PLANNING OFFICER

Inspector's Decision

9. 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 dismissed.

A U Ghafoor

INSPECTOR