
Appeal Decision

Site visit made on 17 September 2019 by Ifeanyi Chukwujekwu BSc MSc PIEMA RTPI (Assoc)

Decision by A U Ghafoor BSc (Hons) MA, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2 October 2019

Appeal Ref: APP/H0738/D/19/3232154

The Gables, Durham Road, Thorpe Thewles, Stockton-on-Tees, TS21 3JN

- 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 Mrs Samantha Lindley against the decision of Stockton-on-Tees Borough Council.
 - The application Ref 19/0410/REV, dated 8 February 2019, was refused by notice dated 15 April 2019.
 - The development proposed is two storey side extension.
-

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 upon the character and appearance of the host dwelling and the street scene.

Reasons for the Recommendation

4. The Gables is a semi-detached two-storey house. It symmetrically adjoins Grasmere on its left. By virtue of being located on a corner plot, it enjoys a larger garden to the side than Grasmere and the access door is on the right elevation. All other aspects show a symmetry in design when view from the street. The distinctive character of the surrounding area is derived from predominantly symmetrically adjoined two-storey residential properties. There are few examples of terraced properties, detached properties with varying heights, curtilage sizes, boundary treatments and design features, which dilute the contribution made by symmetrical paired semi-detached dwellings with hipped roofs to the quality of the street scene. Nonetheless, symmetrical paired semi-detached dwellings are a distinctive feature of the area.
5. The proposed two storey side extension would be flush with the host dwelling at ground floor level, with a 1 metre set back at first floor. By virtue of this bulk and scale, the proposal would not achieve a sufficient degree of visual subservience to the host dwelling. The relationship between the side extension

and the host property would appear awkward when seen from the street. The introduction of this incongruous building form into the otherwise symmetrical pair of properties would result in an alien form of development. The contribution that the host property and adjoining dwelling make to the appearance of the street scene would be diminished as a result. The side extension would appear out-of-keeping with the dwellings' external appearance. The overall built form of the extension would be visually harmful to the area's established symmetrical character.

6. The appellant refers to the existence of a fallback position having regard to permitted development (PD) rights. The ground floor element of the side extension could be erected without express planning permission, but the appeal scheme is plainly inappropriate given the bulk, mass and scale which includes the first-floor extension. Even if there is a realistic prospect of PD rights being exercised, this matter attracts limited weight.
7. I find that the development would significantly harm the visual appearance of the host dwelling and would be inconsistent with the established character of the area. Accordingly, there would be conflict with the aims and objectives of Policies SD3 and SD8 of Stockton-on-Tees Borough Council's Local Plan (2019).

Conclusion and Recommendation

8. For the reasons given above and having had regard to evidence before me, I recommend that the appeal should be dismissed.

Ifeanyi Chukwujekwu

APPEALS 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