



Appeal Decision

Site visit made on 27 January 2020

by E Symmons BSc (Hons), MSc

an Inspector appointed by the Secretary of State

Decision date: 25 February 2020

Appeal Ref: APP/W4515/D/19/3238442
80 Monks Avenue, Whitley Bay NE25 9RT

- 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 Miss Michelle Luke against the decision of North Tyneside Metropolitan Borough Council.
 - The application Ref 19/00937/FULH, dated 12 July 2019, was refused by notice dated 30 September 2019.
 - The development proposed is for demolition of the existing garage, a single storey side and rear extension with internal alterations.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. During my site visit it was evident that the garage and small extension to the rear of the dwelling had been replaced by one single storey structure. This forms part of the proposal which is the subject of this appeal.
3. Despite the officer report giving reasons for refusal and a decision notice to that effect having been issued, the last sentence of the officer report states that approval is recommended. Given the presence of the decision notice and detailed reasons for refusal I consider that this one line is an error and I have determined the appeal on this basis.

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

5. This semi-detached bungalow sits in a prominent position on the corner of Monks Avenue and Monks Road. The front elevation of the semi-detached pair faces Monks Avenue. The side elevation faces Monks Road sitting adjacent to, and in line with, 10 Monks Road (No 10) which is to its rear. The property therefore reinforces the strong front building lines of both streets.
6. The rear part of the proposal, adjacent to No 10, which was substantially complete during my site visit, consisted of a flat-roofed structure. As seen from the front elevation, this structure sits where the previous garage and small side extension would have been. Its scale and frontage does not appear

incongruous and as such does not harm the character and appearance of the area.

7. The side element of the proposal would consist of a single storey structure which would extend the side elevation of the appeal property forward of the prevailing building line along Monks Road. This projection is shown on the submitted plans as around 2.2 metres. When seen from the public realm this proposal, due to its forward projection beyond this prevailing strong building line, would have an incongruous appearance within the street scape. Its presence would therefore harm the character and appearance of the area.
8. The identified harm would conflict with Policy S1.4, DM6.1 and DM6.2 of the North Tyneside Local Plan 2017 and advice contained within the Design Quality Supplementary Planning Document 2018. Together and amongst other matters, these policies seek that the design of proposals are high quality and respect and enhance the form of the host building, neighbouring buildings and the street scene.

Conclusion

9. For the reasons stated above, the appeal is dismissed

E Symmons

INSPECTOR