



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/H4505/D/19/3240449

35 Whickham Highway, Whickham NE11 9QJ

- 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 and Mrs Vissenga against the decision of Gateshead Council.
 - The application Ref DC/19/00746/HHA, dated 15 July 2019, was refused by notice dated 30 August 2019.
 - The development proposed is for construction of a second storey over the existing side extension.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The dwelling which is the subject of this appeal is a two storey detached property which sits within a row of similar dwellings. The dwelling fronts Whickham Highway being separated from this road by a wide verge with trees at intervals along its length, and a pedestrian footpath which allows access to the properties. From Whickham Highway, the properties within the row are set at a lower level than the main road, however, they are still clearly visible and form part of the streetscape. To the rear is Hillcrest Drive which allows vehicular access to the property.
4. The dwelling has an existing ground floor extension which wraps around the side elevation and projects forward of the front building line to form a front extension. Many other properties within this row have been extended at ground floor level, with some variation in their design and forward projection. However, there are no first floor extensions which project forward of the front building line.
5. The proposed first floor would sit above the existing extension to provide an additional bedroom, dressing room and en suite. A hipped roof would be introduced which, from Hillcrest Drive, would give a sloping roof profile which would be an incongruous feature when compared with other roof profiles in the area which have retained a gable ended, pitched roof. From Whickham Highway, a projecting gable fronted element would be introduced. This feature

is not present within other properties in the row and would also appear incongruous.

6. The Household Alterations and Extensions Supplementary Planning Document 2011 (HAESPD) seeks that such extensions respect the appearance of the existing property and the prevailing character of the street. It also has a presumption against two storey front extensions due to their potential impact upon the street scene. It was evident from my site visit that the proposal would be visible from both Whickham Highway and Hillcrest Avenue. Its design would lead to a property with an incongruous appearance at first floor level which would harm the character and appearance of the area and be contrary to guidance contained within the HAESPD.
7. The harm identified would conflict with Policy CS15 of the Core Strategy and Urban Core Plan¹ 2015 and saved Policy ENV3 of the Unitary Development Plan 2007. These policies, together and amongst other matters seek that the design of proposals makes a positive contribution to the established character and appearance of the area.

Other Matters

8. The appellant has drawn my attention to the presence of other extensions in the area which are considered to be larger. No details of the planning history of these properties have been provided and, in any case, each proposal must be considered on its own merits and within its individual context.
9. I note that neighbours have confirmed that they have no objections to the planning application. However, I must have regard to the effect of the appeal proposal upon all existing and future neighbours and within its wider context. Accordingly, I have given this matter little weight.

Conclusion

10. For the reasons stated above the appeal is dismissed.

E Symmons

INSPECTOR

¹ Planning for the Future. Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne 2010-2030. Adopted March 2015.