



Appeal Decision

Site visit made on 11 August 2020 by Ifeanyi Chukwujekwu BSc MSc MIEMA CEnv AssocRTPI

Decision by Chris Preston BA (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 August 2020

Appeal Ref: APP/V0728/D/20/3255711

14 Guisborough Road, Saltburn by the Sea TS12 1LZ

- 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 Ms Sophie Brignall against the decision of Redcar and Cleveland Borough Council.
 - The application Ref R/2019/0674/FF, dated 30 October 2019, was refused by notice dated 12 June 2020.
 - The development proposed is the erection of ground floor extensions to the front & rear, extension over to form new first floor remodelling internally & externally.
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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.

Procedural Matters

3. The Council's refusal notice describes the proposal as:

'alterations and extensions to bungalow and detached garage including raising roof height to create detached two-storey dwelling including attached garage with extensions to the front and rear.'

4. For clarity, I find the above best describes the proposal and will proceed with consideration of the appeal on this basis.

Main Issue

5. The effect of the proposal upon the character and appearance of the host property and the street scene.

Reasons for the Recommendation

6. No.14 is a detached bungalow with a detached garage located on Guisborough Road in Saltburn by the Sea. The surrounding area is residential, and the property is one of a run of bungalows on Guisborough Road located between the junctions with Hob Hill Crescent and Marske Mill Lane. These bungalows have been extended to create more room in the roof space with some also

incorporating dormers. Nevertheless, this section of Guisborough Road is characterised by detached bungalows set within generous gardens to the front and rear. The limited height of the dwellings and the space between properties enables views through to mature trees in the rear gardens bordering the railway line adding a sense of greenery.

7. Thus, the prevailing low-rise and low-density development is an attractive characteristic of the immediate surroundings. The dwelling itself is well-proportioned, with a hipped roof on all four sides and small front gable. It adds positively to the surrounding character on account of its design and height and its modest footprint, relative to the garden space.
8. The proposed extensions and alterations would effectively convert the appeal property to a large two-storey dwelling. This would be an incongruous addition which would be at odds with the character of the street scene as it would be much larger and higher than the other properties. Guisborough Road is a main thoroughfare in the area and the appeal site is located directly adjacent the deliveries entrance to Saltburn Learning Campus. Thus, the proposal by virtue of its form, size and massing and design would appear prominent in the street scene and would be harmful to the prevailing character. The dwelling would appear imposing in contrast to the modest form of the existing property and would significantly disrupt the pleasing sense of openness created by the existing run of bungalows. It would appear incongruous when set between the neighbouring dwellings at either side.
9. The appellant contends that the character of the area is of a diverse mix of properties. However, as observed on my site visit, each street has a predominant character. For instance, Hob Hill Crescent is predominantly characterised by symmetrically paired two-storey semi-detached dwellings. No.1 Hob Hill Crescent being the corner plot at the junction with Guisborough Road is a bungalow and is viewed as part of the run of bungalows on Guisborough Road, of which the appeal site is part of. In any case, the proposal would still be larger than some pairs of semi-detached properties in the area. The proposed render would make it appear even more prominent. It would be an imposing structure which would detract from the quality of the street.
10. I find that by virtue of its excessive size and proportions, design and form, the total built form of the proposed extensions and alterations would be insubordinate and disproportionate to the host property and would be an incongruous addition to the property and would be harmful to the character and appearance of the host property and the surrounding area. Consequently, it would conflict with the aims and objectives of parts j and k of policy SD4 of the Redcar and Cleveland Local Plan (2018) which amongst other things seek to ensure that new development is designed to high standard and respect or enhance the character of the site and its surroundings in terms of its proportion, form, massing, density, height, size, scale, materials and detailed design features, and take opportunities available to improve the character and quality of the surrounding area and the way it functions.

Conclusion and Recommendation

11. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be dismissed.

Ifeanyi Chukwujekwu

APPEALS PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and the Appeal Planning Officer's report, and on that basis, I agree that the appeal should be dismissed.

Chris Preston

INSPECTOR