



Appeal Decision

Site Visit made on 18 December 2020

by A Caines BSc(Hons) MSc TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 December 2020

Appeal Ref: APP/P2935/D/20/3259632

5 Dene Terrace, Riding Mill NE44 6HJ

- 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 Jordan Grant against the decision of Northumberland County Council.
 - The application Ref 20/00853/FUL, dated 5 March 2020, was refused by notice dated 3 July 2020.
 - The development proposed is a single storey flat roof extension to rear (amended description).
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Decision

1. The appeal is dismissed.

Background and Main Issue

2. The scheme was amended from a garage to a garden store extension during the course of the application and I have considered the appeal on that basis.
3. The main issue is the effect of the development on the living conditions of the occupiers of 4 Dene Terrace with particular regard to outlook.

Reasons

4. The extension would be located along the full length of the rear boundary of No 4, which has a narrow rear yard and what is possibly a kitchen window close to the boundary. Even with a flat roof, the extension would be notably higher than the boundary fence. Owing to the height and length of the extension, it would appear dominant and enclosing when viewed from the yard and rear ground floor window of No 4.
5. I therefore conclude the development would cause unacceptable harm to the living conditions of the occupiers of No 4 in respect of outlook. This is contrary to saved Policies GD2(f) and H33 of the extant Tynedale District Local Plan (2000), which seek to ensure that development, including extensions, avoids adverse effects on neighbouring occupiers. It is also contrary to paragraph 127(f) of the National Planning Policy Framework in this regard.

Conclusion

6. For the reasons given above I conclude that the appeal should be dismissed.

A Caines

INSPECTOR