



Appeal Decision

Site Visit made on 4 February 2021

by A Caines BSc(Hons) MSc TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 February 2021

Appeal Ref: APP/P2935/W/20/3262241

Global House, Bridge End Industrial Estate, Hexham NE46 4DQ

- 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 Wayne Dance (InHouse Inspired Room Design Ltd) against the decision of Northumberland County Council.
 - The application Ref 20/00450/FUL, dated 5 February 2020, was refused by notice dated 28 August 2020.
 - The development proposed is described as "Retrospective: External display area for temporary timber summer house including local landscaping."
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Decision

1. The appeal is allowed and planning permission is granted for external display area for timber summer house including local landscaping at Global House, Bridge End Industrial Estate, Hexham NE46 4DQ in accordance with the terms of the application, Ref 20/00450/FUL, dated 5 February 2020, and the plans numbered 1000 and 16-001 102 B.

Preliminary Matters

2. The application was originally described in the terms set out in the banner heading above. However, whilst I have considered the appeal on the basis that the development has been carried out, my formal decision omits the reference to 'retrospective' as this is not an act of development. The reference to 'temporary' is also omitted as there is no indication when the development would be removed, or that a temporary planning permission has been sought.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the area.

Reasons

4. A building described as a summer house has been constructed adjacent to the road frontage at the entrance to the showroom unit. It is explained that the development is for display purposes, which the Council accepts is ancillary to the primary showroom use of the site.
5. The site lies within a general industrial estate, which overall, has a functional character and appearance by virtue of its purpose and the nature of the existing buildings, with extensive areas of associated parking and hard surfacing behind varying degrees of landscaping.
6. The summer house is very modest in scale and sits neatly within the site, surrounded by grass. Its colour and appearance similarly reflect the modern

showroom it is associated with. To the north and forming a dominant backdrop in the views along the road is a large commercial building. In the foreground to the south is a parking area which extends right up to the highway with no intervening verge. On the opposite side of the road is a prominent u-shaped commercial building, which also extends close to the road behind only a narrow grass verge.

7. In this context, the design and siting of the development is not unduly intrusive, despite its visibility and the loss of landscaping that has occurred. Furthermore, the contained nature of the site within the industrial estate also ensures that any visual effect is very localised in nature. Overall, the effect on the character and appearance of the area is minimal.
8. I therefore conclude that the development does not have a harmful effect on the character and appearance of the area. Accordingly, there is no conflict with Policy BE1 of the Tynedale Local Development Framework Core Strategy (2007) and saved Policy GD2 of the Tynedale District Local Plan (2000). These seek, amongst other things, to ensure development is well designed and appropriate to the local context. The proposal also complies with paragraph 127 of the National Planning Policy Framework in this regard.

Conditions

9. The Council has suggested a condition specifying the approved plans, but as the development is already in situ, the condition is not necessary.

Conclusion

10. For the reasons given, I conclude that the appeal should be allowed.

A Caines

INSPECTOR