



Appeal Decision

Site Visit made on 27 May 2021

by Chris Baxter BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 9 June 2021

Appeal Ref: APP/P2935/D/21/3268941

Old Brewery, B6295 Allerdale Town to Catton, Allendale NE47 9EE

- 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 David Humes against the decision of Northumberland County Council.
 - The application Ref 20/02807/FUL, dated 26 August 2020, was refused by notice dated 21 December 2020.
 - The development proposed is two storey extension and balcony to front of dwelling
-

Decision

1. The appeal is allowed and planning permission is granted for two storey extension and balcony to front of dwelling at Old Brewery, B6295 Allerdale Town to Catton, Allendale NE47 9EE in accordance with the terms of the application, Ref 20/02807/FUL, dated 26 August 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: BREW-07-A Rev B; BREW-06-A Rev A; BREW-07-A Rev D.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the surrounding area and North Pennines Area of Outstanding Natural Beauty (AONB).

Reasons

3. The appeal site is located within the North Pennines AONB with its surrounding area characterised predominantly by rural countryside interspersed sporadically with built development. The appeal property is described as a converted barn and it is set within a cluster of residential properties which are located in a secluded position being surrounded by mature trees. These residential properties are of traditional design with some, including the properties either side of the appeal site, having modern additions.
4. The traditional form of the front of the appeal property has been eroded by an existing conservatory as well as modern additions to the properties either side. The scale and design of the proposal, which stretches the full width of the property, would be in keeping with the existing structures that are visible on the properties either side. The extension therefore would not appear as a

discordant feature that would be unsympathetic to the appearance or the original form of the building and its surroundings.

5. The North Pennines AONB Building Design Guide looks to promote the use of local materials, styles and maintain identity. The proposal would use a mix of materials including stone, upvc and glazing which would match the materials used on the properties either side and would maintain the identity of this cluster of properties.
6. A conservatory and balcony, as proposed, are not usual features of a front elevation of a residential property. Nevertheless, the context of the sites surroundings is important given the various additions to the properties either side including a balcony structure and significant use of glazing and upvc materials. On this basis, the style, size and materials of the proposed extension would not be an inappropriate addition which would not be out of character and the local identity of the immediate area would be retained.
7. The proposed extension would not be an incongruous feature and would not harm the character and appearance of the surrounding area and North Pennines AONB. The proposal would accord with Policies BE1, NE1 and GD1 of the Tynedale Local Development Framework Core Strategy 2007, Policies GD2, H33 and NE15 of the Tynedale District Local Plan 2007, Policy ANDP 9 of the Allendale Neighbourhood Development Plan 2015 and the National Planning Policy Framework which seeks development to conserve the quality of the built and natural environment, ensure facing materials compliment those of the host dwelling and to give priority to the protection of the North Pennines AONB.

Conditions

8. Conditions relating to timeliness and the identification of plans are necessary in the interests of proper planning and to provide certainty. The Council had requested a condition in relation to materials however, this is not necessary as the materials for the proposed extension are clearly indicated on the application forms.

Conclusion

9. For the reasons given above I conclude that the appeal should be allowed.

Chris Baxter

INSPECTOR