



Appeal Decision

Site Visit made on 24 September 2021

by Mr M Brooker DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1 October 2021

Appeal Ref: APP/P2935/D/21/3282543

2 Bromley Gardens, South Beach, Blyth NE24 3TP

- 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 Mrs Samantha Allan against the decision of Northumberland County Council.
 - The application Ref 21/02693/FUL, dated 2 July 2021, was refused by notice dated 7 September 2021.
 - The development proposed is two storey side extension.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is a semi-detached property situated on the corner of Bromley Gardens and Banbury Way. The wider area is predominantly residential and made up of a variety of dwelling sizes and styles, but in this specific part of Bromley Gardens and Banbury Way there are a number of properties of a similar style and appearance.
4. The properties extending along Banbury Way from the junction upon which the appeal property is located create a well defined and established building line, albeit with porches projecting beyond the main elevation of the dwellings.
5. I saw at the site visit that the appeal property is currently set marginally behind this established building line, but the appeal plans show that the proposed two storey side extension would project a substantial distance beyond the building line and thereby creating a prominent and discordant feature in the street scene.
6. It is my planning judgement that the existing tall wooden fence that encloses the appeal site, as referred to by the appellant, would mitigate the visual impact of the proposed extension to the ground floor only and the upper floors would continue to create a prominent and discordant feature in the street.
7. Furthermore, by virtue of the scale and design of the proposed extension and in the absence of any step down in the ride line and step in the front elevation, the proposed extension would not appear subordinate to the appeal property,

further enhancing the detrimental visual impact of the appeal scheme on the character and appearance of the area.

8. To conclude, I find that the appeal scheme would create a prominent and discordant feature harming the character and appearance of the area contrary to Policies DC1 and DC28 of the Blyth Valley Local Development Framework: Development Control Policies Development Plan Document which amongst other matters seek a high level of design.

Other Matters

9. The appellant has referred to potential amendments to the appeal scheme to reduce the "impact of the extension" but these proposals are not before me. Furthermore, the appellant refers to a number of issues that occurred when the application was determined by the Council, in particular time delays. Frustrating as these may be, they are not matters relevant to the determination of this appeal.

Conclusion

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

Mr M Brooker

INSPECTOR