



Appeal Decision

Site visit made on 23 June 2022

by Mr M Brooker DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4th July 2022

Appeal Ref: APP/P2935/D/22/3296989

1 Cottingvale, Morpeth, NE61 1DW

- 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 Stephen Swan against the decision of Northumberland County Council.
 - The application Ref 21/03167/FUL, dated 7 August 2021, was refused by notice dated 20 October 2021.
 - The development proposed is described as a "Utility, Store, Bedroom, Studio and Playroom Extension".
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The Northumberland Local Plan 2016-2036 was adopted in March 2022 and consequently is the development plan for the determination of this appeal. As a result of the similarity of the objectives of the relevant policies in the old and new Local Plan, I am satisfied that no party is disadvantaged.

Main Issue

3. The main issue is the effect of the appeal scheme on the character and appearance of the area, including the appeal property.

Reasons

4. Policies QOP1 and QOP2 of the Northumberland Local Plan (NLP) and Policy DES1 of the Morpeth Neighbourhood Plan (MNP) are relevant to the appeal scheme and, amongst other matters, require that new development is of a high standard of design and enhances and protects the character of the area.
5. The appeal property is a detached residential property of a modern appearance situated in an elevated position at the junction of Cottingvale and Cottingwood Lane. Cottingwood Lane is a steadily sloping road, with traffic management measures, providing access to residential properties and other uses including King Edward VI High School. I saw at the site visit that the road terminates at a barrier near the High School.
6. The appeal scheme consists of a flat roofed structure to the side elevation of the appeal property and immediately adjacent to the close boarded boundary fence, situated elevated above Cottingwood Lane. The proposed materials are not detailed in the submission, the appellant suggests these could be subject of a suitably worded condition.

7. The submitted plans show and I saw at the site visit that the existing close boarded fence would screen much of the proposed extension from wider view. However, the upper portion of the proposed extension, including the windows and a small element of the facing and side elevations would be visible from Cottingwood Lane. As a result of the close proximity of the proposed extension to the boundary treatment and the elevated situation of the appeal site, the proposed extension would appear as a prominent feature in the area.
8. I note that the appeal property has previously been subject of various alterations, incorporating a number of interesting architectural features that create the appearance of a modern dwelling that contributes positively to the character and appearance of the area. However, it is my planning judgement that the appeal scheme, consisting of a flat roof and incorporating a row of high-level windows, while undoubtedly of a modern appearance does not demonstrate the same design quality of the appeal property.
9. Therefore, I find that the appeal scheme would appear as a prominent and incongruous feature harming the character and appearance of the area and appeal property contrary to Policies QOP1 and QOP2 of the NLP and Policy DES1 of the MNP.

Conclusion

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

Mr M Brooker

INSPECTOR