

Appeal Decision

Site visit made on 16 August 2022 by Ifeanyi Chukwujekwu BSc MSc MIEMA CEnv AssocRTPI

Decision by S R G Baird BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5 September 2022

Appeal Ref: APP/P2935/D/22/3300827

13 Church Avenue, West Sleekburn, Northumberland NE62 5XF

- 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 Harry Miller against the decision of Northumberland County Council.
 - The application Ref 22/01188/FUL, dated 31 March 2022, was refused by notice dated 24 May 2022.
 - The development proposed is two storey extension at the front of the house to increase kitchen and bedroom size.
-

Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The effect of the proposal upon the character and appearance of the host property and the streetscene.

Reasons for the Recommendation

4. The surrounding area is residential, and the distinctive character of Church Avenue is derived from two-storey symmetrically paired, semi-detached dwellings. Particularly on the appeal property's side of the street, dwellings feature two single-storey flat-roofed projections each, projecting from the front elevation. These are set back from the road with front gardens and low boundary walls. The simplicity of the design and the consistency between paired dwellings creates the appearance of a neat and unified street scene.
5. There are a number of dwellings which have been altered and feature either a large single storey front extension in place of the two projections or wrap around single storey extensions such as at 49 Church Avenue. There is also a two-storey extension to the front of 53 Church Avenue, like the proposal which is subject of this appeal. These do not appear have been granted planning permission however have been in situ for a while and therefore beyond planning enforcement. Nevertheless, two-storey symmetrically paired, semi-detached dwellings with two single-storey flat-roofed projections remains the dominant feature on this side of the street.

6. The appeal property is symmetrically paired with number 15, and both still retain the design which is characteristic of this side of the street. The proposed two-storey extension to the front of the house would introduce an incongruous element into the otherwise symmetrical pair of properties. The existence of precedent at no.53 does not justify harmful design, and the proposal would still result in an alien form of development in the context of the design of neighbouring properties as described above. The contribution that the host property and adjoining dwelling make to the appearance of the street scene would be diminished as a result. By virtue of its design and scale, the proposal would appear out-of-keeping with the external appearance of the dwelling and would be visually harmful to the area's established symmetrical character.
7. I find that the development would harm the character and appearance of the host property and the street scene. Accordingly, it would conflict with the objectives Policies QOP 2 and HOU 9 the Northumberland Local Plan 2016-2036 (adopted March 2022) and the National Planning Policy Framework which seek amongst other things to ensure that proposals for the extension of existing dwellings respects, complements and does not have an unacceptable adverse impact on the style and character of the existing dwelling and its setting or on the character of the surrounding area.

Conclusion and Recommendation

8. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be dismissed.

Ifeanyi Chukwujekwu

APPEALS PLANNING OFFICER

Inspector's Decision

9. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

George Baird

Inspector