
Appeal Decision

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

Decision by S R G Baird BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 September 2022

Appeal Ref: APP/P2935/D/22/3301482

29 Leazes Street, Amble, Northumberland NE65 0AA

- 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 Richard Bewell against the decision of Northumberland County Council.
 - The application Ref 21/04587/FUL, dated 23 November 2021, was refused by notice dated 29 March 2022.
 - The development proposed is construction of a first floor dormer extension to the rear elevation and the installation of rooflights to the front and rear elevations.
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Decision

1. The appeal is allowed, and planning permission is granted for the construction of a first floor dormer extension to the rear elevation and the installation of rooflights to the front and rear elevations at 29 Leazes Street, Amble, Northumberland NE65 0AA, in accordance with the terms of the application 21/04587/FUL, dated 23 November 2021 subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the approved plans numbered: Proposed Floor Plans, reference number: LS/03, Proposed Elevations and Sections, reference number: LS/04, Site Location Plan.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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.

Procedural Matters

3. Since the application was determined, the Northumberland Local Plan 2016-2036 (LP) was adopted in March 2022. As such relevant policies referred to in the decision notice from the Alnwick Local Development Framework Core Strategy (2007) and Alnwick District Wide Local Plan (1997) are superseded. LP Policy HOU 9 replaces Policy BE8, (Residential Development Management) of the Alnwick District Local Plan. LP Policies ENV 9 (Conservation Areas) and QOP 2 (Good Design & Amenity) replace Policies S15 and S16 of the Alnwick Core Strategy

(2007). Regard has been had to the relevant LP policies and the principal parties were given an opportunity to comment on the LP.

Main Issue

4. The main issue is the effect on the character and appearance of the host property and Duncan Amble Conservation Area CA.

Reasons for the Recommendation

5. The CA derives some of its significance from the nature and finish of residential properties. Here, 2-storey terraced dwellings are positioned at the back of the pavement and finished mainly in stone and slate. Rear and side elevations are either painted render, roughcast or brickwork. There is a variety of extensions at the rear of properties, including box dormers such as that approved at No. 33 and others at the rear of Lime Street and Lawson Street. These can be seen from vantage point on Leazes Street.
6. The dormer at No. 29, would be hidden by the higher gable at No. 31 and largely obscured from view by the small hill to the rear of Leazes Street. The use of slate finishing would further mitigate the effect of the dormer. Given existence of other dormers and differing ridge heights, the dormer would not appear obtrusive or out-of-character with the wider area. The context within which the rear extension at No. 33 was approved is not notably different to that at No.29.
7. Drawing all the above together, the proposal would not represent an alien addition and would not harm the character and appearance of the host property or the terraced block. Given the existing context and the subordinate nature of the design, it would not have a negative impact on the way the property is experienced within the CA. The contribution the host property makes to the character, appearance and significance of the CA would not be diminished. The proposal would have a neutral effect on the CA and would not conflict with LP Policies HOU 9, QOP 2 and ENV 9 or the National Planning Policy Framework (Framework).

Conditions

8. Suggested conditions have been considered against Framework and Planning Practice Guidance advice. The suggested wording has been adjusted to reflect this advice. In the interests of certainty, a condition specifying the approved plans is necessary. In the interests of character and appearance, a condition to ensure that the external materials match those of the host property is necessary.

Conclusion and Recommendation

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

Ifeanyi Chukwujekwu

APPEALS PLANNING OFFICER

Inspector's Decision

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

George Baird

Inspector