



Appeal Decision

Site visit made on 27 September 2022

by N Teasdale BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11th October 2022

Appeal Ref: APP/P2935/D/22/3305775

Wooderfield, Grange Road, Widdrington Station NE61 5LY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant full planning permission.
 - The appeal is made by Mr Tam Barrat against the decision of Northumberland County Council.
 - The application Ref 21/04652/FUL, dated 29 November 2021, was refused by notice dated 8 June 2022.
 - The development proposed is a single storey extension to kitchen; two storey extension to rear of property forming lounge, shower room, bedroom, provision of dormers to new extension - size of existing garage footprint and roof increased and provision of dormers to garage to form a storage area.
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Decision

1. The appeal is dismissed.

Main Issue

2. The effect of the proposed development on the character and appearance of the host property and surrounding area.

Reasons

3. The appeal site accommodates a detached bungalow with a detached garage to the rear. The surrounding area is largely residential with a number of commercial uses nearby including the medical practice next-door.
4. The main bungalow is modest in size with a modern, yet simple appearance and the detached garage is a subservient addition to the property appearing at a lower height when viewed from Grange Road. The proposed two storey extension would be overly large in terms of its height in comparison to the modest height of the existing bungalow and as a result, would appear as a disproportionate addition.
5. The gable end of the two-storey extension would be at odds with the existing pitched roof form and would be visible over the ridge line of the existing property when viewed from Grange Road including side views on approaching the site along that road. This arrangement together with the increase in height would result in the two-storey extension appearing disjointed and dominant when viewed in relation to the existing bungalow.
6. The ridge height of the detached garage would also be raised where it would be visible over the ridge line of the main bungalow and again this height increase would result in the garage appearing dominant in comparison to the height of the existing property.

7. Given the increase in height, the proposed dormer windows on both the two-storey extension and detached garage would be visually prominent and would be at odds with the simple character and appearance of the existing property.
8. I note the appellant's statement that the neatly designed dormer windows would add some visual interest into what is a fairly bland elevation on the property. I also appreciate that larger buildings are located nearby. However, this does not justify the harm the overall increase in height would cause when viewed in relation to the existing property.
9. My attention has been drawn to a number of previous planning permissions for other extensions/alterations in the area with full details and plans provided. However, there are material differences between the plans provided and the appeal proposals including amongst others, location, and design and therefore not directly comparable. I visited a number of the properties referred to during my site visit and note that the general configuration does indeed differ to that of the appeal proposals.
10. For the above reasons, the proposed development would harm the character and appearance of the host property and surrounding area contrary to Policies HOU 9 and QOP 2 of the Northumberland Local Plan which together, amongst other things, seek to protect the character and appearance of existing dwellings, their setting, and the surrounding area. The proposed development would also be contrary to chapter 12 of the National Planning Policy Framework relating to achieving well-designed places.

Conclusion

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

N Teasdale

INSPECTOR