



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: 18 October 2022

Appeal Ref: APP/P2935/D/22/3305989

3 Keston Drive, Cramlington, Northumberland NE23 3QA

- 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 Ian Kennedy against the decision of Northumberland County Council.
 - The application Ref 22/01800/FUL, dated 23 May 2022, was refused by notice dated 18 August 2022.
 - The development proposed is a home office first floor extension over existing detached garage.
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Decision

1. The appeal is allowed and planning permission is granted for a home office first floor extension over existing detached garage at 3 Keston Drive, Cramlington, Northumberland NE23 3QA in accordance with the terms of the application, Ref 22/01800/FUL, dated 23 May 2022, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin no later than three years from the date of this decision.
 - 2) 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.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Proposed Floor, Elevation, Roof and Site Plan - Revision A; Existing House, Front Elevation and Proposed Garage Front Elevation - Revision A.

Procedural Matter

2. Although two versions of the proposed plans have been included in the submission, I have based my decision on the plans referred to above as those being the plans upon which the Council based its decision.

Main Issue

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

Reasons

4. The appeal property is a modern detached dwelling with a detached garage occupying a corner plot location within a residential setting.

5. The proposed development would increase the footprint of the detached garage and increase the height to provide a first-floor home office.
6. The slightly larger footprint would be contained within the plot and the ridge line and overall height of the extension would continue to sit at a lower level in relation to the host property with an overall design similar and complementary to that of the main property. As a result, such features would enable the main dwelling and garage to read as one property whilst the existing garage with the addition of the proposed development would still be subordinate to the main dwelling.
7. I note the Council's comments in relation to the wider estate where single storey double garages are said to be a prominent feature. However, at my site visit, I observed a number of different styles and garage configurations and whilst there would be clear and open views of the extension from the road given its siting, the presence of other two storey buildings in the vicinity means that it would not be particularly prominent or dominate the overall appearance of the area nor be uncomfortable within its context.
8. For the above reasons, the proposed development would not cause unacceptable harm to and would respect the character and appearance of the host property and surrounding area. As such, it would accord with Policies HOU 9, QOP 1 and QOP 2 of the Northumberland Local Plan as well as Policy CNP 9 of the Cramlington Neighbourhood 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 accord with chapter 12 of the National Planning Policy Framework (Framework) relating to achieving well-designed places.

Conditions

9. I have considered the Council's suggested conditions in the event of the appeal being allowed. The standard commencement condition would be necessary and a plans condition to ensure that the approved development is carried out in complete accordance with the approved plans. A condition relating to materials would also be required in the interests of the satisfactory appearance of the development upon completion and in accordance with the development plan and Framework.

Conclusion

10. For the above reasons, the appeal should be allowed.

N Teasdale

INSPECTOR