



Appeal Decision

Site visit made on 11 April 2023

by A Caines BSc(Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13th April 2023

Appeal Ref: APP/M4510/W/23/3316455

9 Arden Avenue, Brunton Park, Newcastle upon Tyne NE3 5TS

- 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 & Mrs Ramsey against the decision of Newcastle City Council.
 - The application Ref 2022/1612/01/HOU, dated 16 September 2022, was refused by notice dated 20 January 2023.
 - The development proposed is extension to existing dwelling house; single-storey to rear and two-storey to side.
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Decision

1. The appeal is allowed and planning permission is granted for extension to existing dwelling house; single-storey to rear and two-storey to side at 9 Arden Avenue, Brunton Park, Newcastle upon Tyne NE3 5TS, in accordance with the terms of the application, Ref 2022/1612/01/HOU, dated 16 September 2022, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Site Plan as Proposed; House as Proposed ref: 101 Rev A.
 - 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.

Preliminary Matters

2. The Council made its decision on the basis of amended plans. I have considered the appeal on the same basis.

Main Issue

3. The only element of the proposal that features in the Council's reason for refusal is the rear extension, and it is evident from the content of the Council's delegated officer report that the Council do not find the proposed side extension to be unacceptable.
4. Thus, I consider that the main issue in this appeal is the effect of the rear extension on the character and appearance of the host building and surrounding area.

Reasons

5. The appeal property is one half of a two-storey, semi-detached house, which the Council describes as standard inter and immediate post World War II design. It is located within an established residential area of similar properties, many of which have been extended to the side and rear.
6. The proposed rear extension has been labelled as single-storey, but it includes additional first floor living space facilitated by a downward extension of the rear roofslope and two pitched-roof dormer windows.
7. I concur with the Council's assessment in so far as dropped eaves and rear dormers are not characteristic features on this particular house type. I also note that the Council's 'Extending Your Home' Design Guide advises that rear dormers should be set into the roof from eaves level. Nonetheless, I saw that the rear elevation is well concealed from public view. There would be some views from the rear windows and gardens of neighbouring properties, but this would be in a varied context due to the number and variety of rear extensions and outbuildings that already exist. In any event, owing to its modest projection and height, as well as the size, design, and position of the dormers within the roofslope, the extension would be visually subservient to the host building and would have an overall balanced and coherent form.
8. Consequently, whilst the proposed rear extension would transform the appearance of the rear elevation, it would be achieved in a satisfactory manner in terms of design, size and massing, and as a result, could be comfortably accommodated without causing harm to the character and appearance of the host building and surrounding area. As such, the proposal complies with the general design principles of Policy CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne 2010-2030; and Policies DM20 and DM23 of Newcastle's Development and Allocations Plan 2015-2030.

Conditions

9. I have imposed the standard commencement and approved plans conditions for certainty. A condition requiring the external materials to match the existing building would ensure a satisfactory appearance of the development.

Conclusion

10. The proposal complies with the relevant policies of the development plan, and therefore with the development plan as a whole. Accordingly, and for the reasons given, I conclude that the appeal should be allowed.

A Caines

INSPECTOR