
Appeal Decision

Site visit made on 19 December 2024

by T Burnham BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14th January 2024

Appeal Ref: APP/P2935/D/24/3351849

13 Fairholme Avenue, Haltwhistle, Northumberland NE49 9EX

- 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 D Clark against the decision of Northumberland County Council.
 - The application Ref 24/01279/FUL, dated 16 April 2024, was refused by notice dated 24 June 2024.
 - The development proposed is retention of raised timber decking.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The description of the proposal contains wording that is not a description of development. The description of the proposal should therefore read 'raised timber decking'.

Reasons

3. Raised timber decking was in place at the time of my site visit. The appeal relates to that timber decking and further proposes the introduction of screen fencing and a native planting screen.
4. However, the plans are inconsistent in their approach to the position of a rear outhouse on the boundary of the site relative to the rear elevation of the appeal property. The plans are also inconsistent with regard to the proposed depth of the screen fencing relative to the position of the rear elevation of the appeal property. This raises serious doubt as to whether what is shown on the plans could be implemented at the site.

Conclusion

5. The inconsistencies within the plans raise doubt as to whether what is shown could be implemented at the site. Further, I am not therefore able to assess the effect of the proposal on the living conditions of neighbouring occupiers with regard to privacy, nor could I reasonably draw conclusions against the policies of the Northumberland Local Plan (2022). The appeal should therefore be dismissed.

T Burnham INSPECTOR