
Appeal Decision

Site visit made on 24 April 2025

by T Burnham BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6 May 2025

Appeal Ref: APP/P2935/D/24/3355829

10 Lesbury Road, Lesbury, Northumberland NE66 3ND

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Sam Hoggarth against the decision of Northumberland County Council.
 - The application Ref is 24/02630/FUL.
 - The development proposed is double storey extension and front porch.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the two storey side extension on the character and appearance of the area.

Reasons

3. This part of Lesbury Road enjoys a pleasant setting, rising away from the roundabout revealing views of the Aln Estuary as the road rises. Semi-detached houses with hipped pitched roofs with finishes including brick, pebble dash and render are set back uniformly from the road behind modest but often well planted front gardens.
4. There are flat roofed elements incorporated on properties within this section of Lesbury Road, but these are generally restricted to lower levels, for example on occasion being incorporated on garages set to the side of dwellings or for example on a porch.
5. It would not be reasonable to prevent a design and material palette that differs from the local context in every circumstance and it is the case that design preferences can be personal to the viewer.
6. However, the repeated hipped roof form and strong and consistent material palette mean that the cedar cladding and a flat roof would form rather uncomfortable features within this particular street which would cause substantial harm to the character and appearance of the area by going against the established roof form and material finish.
7. The proposal would therefore conflict with Policies HOU 9, QOP 1 and QOP 2 of the Northumberland Local Plan (2022) which amongst other things state that extensions will only be supported where they respect, complement and do not have an unacceptable adverse impact on the character of the surrounding area

and that development proposals should make a positive contribution to local character and distinctiveness

Other Matters

8. My attention has been drawn to a recent scheme where the use of rendering and cladding have been incorporated into an approved development. However, details including the location and context of that scheme are limited so that matter can only be afforded limited weight.
9. It is the case that a flat roof can limit the volume of an extension, however it is not at all clear the extent to which the flat roof design would prevent overshadowing or maintain views across the local vistas from surrounding streets and I would need more on that matter to be able to afford it anything other than limited weight.

Conclusion

10. The proposal conflicts with the development plan and the material considerations do not indicate that the appeal should be decided other than in accordance with it. The appeal should therefore be dismissed.

T Burnham

INSPECTOR