
Appeal Decision

Site visit made on 26 August 2025

by **C Livingstone MA(SocSci) (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 11 September 2025

Appeal Ref: APP/M4510/D/25/3365921

8 Northfield Road, Gosforth, Newcastle Upon Tyne NE3 3UL

- 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 Mrs Kim Graham against the decision of Newcastle Upon Tyne City Council.
 - The application Ref is 2025/0373/01/HOU.
 - The development proposed is dormer window to side elevation.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the host property and surrounding area.

Reasons

3. There is some variety in the style and design of roofs along Northfield Road and there are examples of dwellings in the locality which have roof extensions and alterations. However, as a pair of semi-detached houses, the host property (No 8) and No 6 Northfield Road have roofs that reflect the original hipped form and have a clear sense of balance and symmetry. The host property is set forward of the building line of 10 Northfield Road (No 10) allowing for clear views of its side elevation.
4. The creation of a dormer window on the side elevation at the appeal property unbalances the appearance of the pair of houses and removes the sense of symmetry. Also, the proposal would overlap the front and rear roof slopes and as a result would dominate the host property and appear as an overly large and incongruous feature within the street scene.
5. There is a mature tree within the front garden of No 10. However, it is set back from the side elevation of No 8 and due to its position and open structure would not provide sufficient screening of the proposed dormer.
6. I appreciate that there are a number of examples of both hip to gable and dormer roof extensions on Northfield Road. However, I am not aware of the particular circumstances in these cases. In any event I must consider the appeal on its own merits. The existence of other roof extensions in the locality does not justify the harm I have identified.
7. For the reasons detailed above the proposed development would have a harmful effect on the character and appearance of the host property and surrounding area.

Therefore, it conflicts with Policy CS15 of Planning for the Future Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne 2010-2030 and Policies DM20 and DM23 of the Newcastle upon Tyne Development and Allocations Plan 2015-2030 which require that developments deliver high quality and sustainable design, respond positively to local distinctiveness and character; and protects the distinctive character of the existing buildings and the surrounding area with respect to the design, scale and materials used on buildings.

Conclusion

8. For the reasons given above the appeal should be dismissed.

C Livingstone

INSPECTOR

