



Appeal Decision

Site visit made on 2 November 2025

by **A Hartley, LLB (Hons), Solicitor, MBA**

an Inspector appointed by the Secretary of State

Decision date: 14 November 2025

Appeal Ref: APP/P2935/D/25/3373607

2 Bay View, Amble, Northumberland NE65 0AZ

- 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 Tim Miley against the decision of Northumberland County Council.
 - The application Ref is 25/01337/FUL.
 - The proposed development is for a two-storey rear extension to incorporate new bedroom and kitchen areas. Balcony to front elevation.
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Decision

1. The appeal is allowed and planning permission is granted for a two-storey rear extension to incorporate new bedroom and kitchen areas and balcony to front elevation at 2 Bay View, Amble, Northumberland NE65 0AZ in accordance with the terms of the application reference 25/01337/FUL and the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out strictly in accordance with the following approved plans: Existing Block Plan Drawing no 004 Rev 1; Existing Drawing no 001 Rev 1; Location plan Drawing no 003 Rev 1; Proposed Block Plan Drawing no 005 Rev 1 and Proposed Drawing no 002 Rev 3.
 - 3) The external materials of the extension hereby permitted shall match those used in the existing dwelling.

Main Issue

2. The main issue is whether the proposed development would preserve or enhance the character or appearance of the Amble Conservation Area (CA).

Reasons

3. The appeal site is within the CA which encompasses most of Amble. I am therefore mindful of the statutory duty set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA) that requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
4. From my observations on site, insofar as is relevant to this case, the special significance of the CA lies in its traditional architecture, including uniformity of stone

built terraced houses in grid patterns. Also, in its historical development as an industrial town, port, harbour and tourist destination.

5. The appeal property lies at the edge of the streets of uniformed stone terraces, overlooking the small harbour and Amble Little Shore. It is not of the same architectural style, materials or uniformity as the dwellings that predominate within the town. The appeal property is a modest end of terrace property, pebble dashed and painted sky blue. Other properties in the terrace, together with some semi-detached properties along Bay View, are rendered and painted different bright colours. Some have large windows, some small windows, some have porches, Juliet-style balconies, full glazed balconies and front extensions. There is little uniformity within the terrace or the semi-detached dwellings on Bay View.
6. The part of the CA within which the appeal property is situated relates to the small harbour and Amble Little Shore. Bay View can be seen within views of the small harbour. Although the properties on Bay View are not of uniform design and appearance, from a distance the brightly painted houses provide a pleasing addition to the coastal scene.
7. The proposed first floor balcony would be glazed and cover the length of the frontage of the appeal property, with a depth of approximately 1500mm. The balcony would extend forward to the same extent as the front single storey extension at No. 4 Bay View. The adjacent single storey detached property, No. 40 Ladbroke Street, sits forward of the building line of the appeal property. The appeal property frontage is therefore obscured when Bay View is seen from Ladbroke Street. When viewed in conjunction with the mixed designs of other properties on Bay View, and other glazed balconies in the immediate area overlooking the harbour, the balcony would not appear as an incongruous addition in the street scene.
8. Policy HOU9(2)(a) of the Northumberland Local Plan (2022) (NLP) requires an extension to be well-related in size and massing to the existing dwelling. The proposed rear extension would substantially increase the size of the existing small property and therefore technically conflict with this element of the policy. However, the resultant dwelling would not appear overly large in the context of the neighbouring properties and the rear garden area is generous in relation to the small scale of the property, enclosed by high walls on all sides. The flat roof design would be necessary due to the relationship with the neighbouring dwelling and there are other flat roofed rear extensions visible along both sides of the back lane. Surrounding properties have been extended to the rear so that despite its box like appearance, the proposed extension would not be out of character within the rear views along the back lane.
9. Thus the proposal would not cause harm to the identified special significance of this part of the CA or the CA as a whole. Further, it would provide the benefit of increasing the amount and quality of living accommodation for existing and future occupiers.
10. For these reasons the proposal would preserve the character, appearance and significance of the CA. It would also accord with Policies QOP2, ENV7 and ENV9 of the Northumberland Local Plan (2022) that seek to ensure, amongst other things, that development proposals are high quality, well detailed, and enhance and reinforce the distinctiveness of conservation areas. It also accords with the aims of

paragraph 212 of the National Planning Policy Framework (the Framework), which states that great weight should be given to the conservation of heritage assets.

Conditions

11. I have had regard to the planning conditions suggested by the Council. I have considered them against the tests in the Framework and the advice in the Planning Practice Guidance. I have imposed a condition specifying the approved plans to provide certainty and a condition relating to materials in the interests of safeguarding the character and appearance of the area.

Conclusion

12. The proposed development would not conflict with the development plan when read as a whole. Therefore, for the reasons given and subject to conditions, I conclude that the appeal should be allowed.

A Hartley

INSPECTOR