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## Appeal Decision

Site visit made on 7 May 2014

by **M Seaton BSc (Hons) Dip TP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22 May 2014

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**Appeal Ref: APP/N1350/D/14/2215680**

**9 Yeadon Walk, Middleton St. George, Darlington, DL2 1UJ**

- 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 Gerald Trayner against the decision of Darlington Borough Council.
  - The application Ref 13/00909/FUL, dated 8 November 2013, was refused by notice dated 2 January 2014.
  - The development proposed is the erection of a detached garage and conversion of an attached garage to a living room.
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### Decision

1. The appeal is dismissed.

### Procedural Matter

2. The content of the recently published national Planning Guidance has been considered, but in light of the facts in this case the national Planning Guidance does not alter my conclusions.

### Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the area.

### Reasons

4. The appeal site occupies a position on the inside of a bend on Yeadon Walk, which is located within a residential development characterised by dwellings set back from the road with predominantly open-plan front gardens. The gardens are generally either laid to lawn, or covered with hardstanding and used for vehicle parking.
5. The detached garage would occupy a position within the lawned front garden of the appeal property and to the side of the neighbouring dwelling at No.7 Yeadon Walk. The proposed garage would be partially screened to views from the east by an existing hedge and planting, and would use matching materials to the existing dwelling and be of a complementary style and design to existing development. However, it would introduce a substantial detached structure in this location, which would appear as a prominent and incongruous addition in the context of the otherwise open plan front gardens of the street and wider development. Whilst I observed there to be other existing detached garages in various locations across the wider development, they were not positioned in

such prominent locations within the street scene and would not set any form of precedent.

6. For these reasons, the proposed development would have an adverse effect on the character and appearance of the area. The proposal would therefore conflict with saved Policy H12 of the Borough of Darlington Local Plan incorporating Adopted Alterations (2001) and Policy CS2 of the Darlington Core Strategy (2011). These policies and guidance seek to ensure that design is of a high quality and that householder development remains in keeping with the design of the property, street scene and surrounding area. Furthermore, the proposed development would not conflict with the objectives of the National Planning Policy Framework, which seek to protect against development of poor design.

### **Other Matters**

7. I have noted that the Council has not explicitly identified any objection to the proposed conversion of the integral garage to a habitable room or the erection of a bay window, and I would agree with this conclusion. The appellant has also highlighted that no objections to the proposed development have been raised by neighbouring occupiers, and I have also taken into account that the Council's Highway Engineer has raised no objections in respect of parking. However, whilst these matters would provide limited weight in support of the proposed development, they would not be sufficient to outweigh the harm identified to the character and appearance of the area by the detached garage.

### **Conclusion**

8. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

*M Seaton*

INSPECTOR