



Appeal Decision

Site visit made on 20 May 2016

by **M Seaton BSc (Hons) DipTP MRTPI**

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

Decision date: 25 May 2016

Appeal Ref: APP/N1350/D/16/3147627
22 The Chase, Hurworth, Darlington, DL2 2JQ

- 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 & Mrs Denis Pinnegar against the decision of Darlington Borough Council.
 - The application Ref 15/01211/FUL, dated 15 December 2015, was refused by notice dated 1 March 2015.
 - The development proposed is the erection of a two storey (dormer) extension to side partly over existing garage, single storey vestibule to the front, single storey conservatory to the rear and single storey utility room extension to the rear.
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Procedural Matter

1. There is a degree of discrepancy between the description of development proposed by the appellant on the planning application forms, the version used by the Council on the Notice of Decision, and the revised version proposed by the appellant in the Appeal Statement. However, on the basis of the submissions before me, I consider the Council's version to be an accurate and yet concise reflection of the development as proposed, and which I note has also been adopted by the appellant on the Appeal Form. I have therefore also utilised this version of the description of development.

Decision

2. The appeal is allowed and planning permission is granted for a two storey (dormer) extension to side partly over existing garage, single storey vestibule to the front, single storey conservatory to the rear and single storey utility room extension to the rear, at 22 The Chase, Hurworth, Darlington, DL2 2JQ in accordance with the terms of the application, Ref 15/01211/FUL, dated 15 December 2015, subject to the conditions below;
 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 in accordance with the following approved plans: Drawing Nos. DB1 (Site Location Plan), A1510/06C, A1510/7D, A1510/08B, A1510/09B, A1510/10B, A1510/11B, and A1510/12B.
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3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

Main Issue

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

Reasons

4. The appeal site occupies a corner location within a residential development of detached single-storey and two-storey dwellings, and is currently occupied by a single storey property with a detached double garage. Adjoining the appeal dwelling to the north are two further single-storey dwellings originally of similar design, with the appeal site facing towards the flank elevation of a two-storey dwelling to the east. A number of TPO trees are located within the appeal site, albeit that these are identified as not being affected by the proposed extensions, with this not being a matter of dispute.
5. It is evident from the Council's submissions that their concerns relate solely to the two-storey element of the proposed development, with no specific objections raised to the various single storey extensions. In respect of the latter extensions, I would not dispute the common ground reached between the parties regarding their acceptability, and as a consequence my consideration of this appeal has also focussed on the two-storey element of the proposals, which has been specifically highlighted within the reason for refusal.
6. The proposed two-storey dormer extension would exceed in height the ridge line of the existing single storey dwelling, and it is apparent that the consequent lack of subservience is a significant factor underlying the Council's decision. I accept that the height of the extension could not be considered to be subservient in the context of the height of the existing dwelling, although I note that the two-storey extension would be set significantly back from the front elevation of the dwelling and would in this respect appear subservient. Nevertheless, I consider that the proposed two-storey extension would not appear as an obtrusive or visually discordant addition to the dwelling as a result of its design and use of materials, and would not be an uncharacteristic form of development within the street scene, taking into account the mixed character and scale of dwellings and extensions in the immediate vicinity. Furthermore, the corner location of the appeal site would assist in reducing the visibility and prominence of the resultant dwelling, which given the use of matching materials, I am satisfied would neither appear out of keeping with the nearby two-storey dwelling at No. 2 Chase End, or the immediately adjacent extended bungalows.
7. On the basis of the evidence placed before me and my observations of the appeal site, whilst the proposed development would result in a substantial addition to the host property, it would not result in an adverse effect on the overall character and appearance of the property or the area. As a consequence, the proposal would accord with saved Policy H12 of the Borough of Darlington Local Plan (incorporating Adopted Alterations September 2001) 1997 (the Local Plan), with regards to extensions and alterations remaining in keeping with the character, design and external appearance of the existing property, and also within the street scene and surrounding area. I am also