

satisfied that in this instance the proposals would not conflict with Darlington Borough Council Planning Guidance Note 7: Alterations and Extensions to Dwellings, as they would be in keeping with the character, design and external materials of the existing property, as well as fitting into the existing street scene. Furthermore, the proposal would accord with paragraph 17 of the National Planning Policy Framework as it would secure a high quality of design.

Conditions

8. Turning to the suggested conditions, I have considered these in the light of paragraph 206 of the Framework. This paragraph sets out that planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise, and reasonable in all other respects.
9. Condition nos. 1 and 2 relating to timeliness and the identification of plans are necessary in the interest of proper planning and avoidance of doubt, whilst the third condition regarding the use of external materials to match those on the existing buildings would be in the interest of the character and appearance of the dwelling and the area.

Conclusion

10. For the reasons given above, and subject to the conditions listed, I conclude that the appeal should be allowed.

M Seaton

INSPECTOR

