
Appeal Decision

Site visit made on 13 October 2014

by Kevin Ward BA (Hons) MRTPI

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

Decision date: 20 October 2014

Appeal Ref: APP/N1350/D/14/2224478

82 Neville Road, Darlington, County Durham DL3 8NE

- 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 Chris Woodley-Stewart against the decision of Darlington Borough Council.
 - The application Ref 14/00596/FUL, dated 15 June 2014, was refused by notice dated 19 August 2014.
 - The development proposed is formation of fourth bedroom in roof space at second floor level.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. There is some variety in the style and design of roofs along Neville Road and there are a number of properties in the locality which have roof extensions and alterations. However, as a pair of semi-detached houses, Nos. 80 and 82 have retained the original hipped roof form and a clear sense of balance and symmetry. The creation of a gable ended roof at the appeal property would unbalance the appearance of the pair of houses and remove the sense of symmetry.
4. Whilst the proposed rear dormer would be set down slightly from the ridge line and would not extend fully to the side of the property, it would sit flush with the main rear elevation at eaves level. It would occupy nearly all of the rear roof slope. Despite the use of matching materials, the dormer would be an unduly dominant and incongruous feature. Although views of the dormer from the street would be limited to a small section of Neville Road, it would be clearly visible from a number of neighbouring properties and their gardens.
5. I consider therefore that the proposed development would adversely affect the character and appearance of the dwelling and the area generally.
6. I appreciate that the roof of No.84 has been significantly altered and the Appellant points out that planning permission has been granted for significant

extensions. However, I am not aware of the particular circumstances in that case and in any event I must consider the appeal scheme on its own merits. The existence of other roof extensions in the locality does not justify the harm I have identified nor does the lack of objection from neighbours or the benefits of providing additional living space.

Conclusion

7. For the above reasons and taking account of other matters raised I conclude that the proposed development would be contrary to Policy H12 of the Borough of Darlington Local Plan and that the appeal should be dismissed.

Kevin Ward

INSPECTOR