



Appeal Decision

Site visit made on 5 October 2009

by **Jacqueline North BSc MSc**

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

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Decision date:
19 October 2009

Appeal Ref: APP/N1350/D/09/2112410 9 Carnoustie Grove, Darlington, DL1 3TJ

- 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 Mrs Tracy Bascombe against the decision of Darlington Borough Council.
- The application Ref 09/00382/FUL, dated 9 June 2009, was refused by notice dated 6 August 2009.
- The development proposed is a two storey side dining, bedroom & en suite extension and single storey rear sun lounge extension.

Decision

1. I dismiss the appeal insofar as it relates to the two storey side dining, bedroom & en suite extension. I allow the appeal insofar as it relates to the single storey rear sun lounge extension and I grant planning permission for a single storey sun lounge extension at 9 Carnoustie Grove, Darlington, DL1 3TL in accordance with the terms of the application, Ref 09/00382/FUL, dated 6 August 2009 and the plans submitted with it so far as relevant to that part of the development hereby permitted and subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Main issue

2. The main issue is the effect of the proposal on the character and appearance of the host dwelling and the surrounding area.

Reasons

3. The appeal site is a modern detached dwelling set in a small cul-de-sac. The dwellings are of various designs but are characterised by the use of timber detailing and buff coloured stone effect lintels above the doors and windows. No. 9 has a forward facing gable and attached garage to the site. The proposed development is a first floor extension above the garage, the conversion of the garage to form an additional reception room, extension above the garage to create a bedroom and ensuite and a rear extension to form a sun room.
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The side extension

4. The garage projects forward of the section of the house to which it is attached, as would the proposed extension. The ridge height of the side extension would be lower than the ridge height of the roof of the main part of the dwelling, with a forward facing gable above the proposed bedroom. The new end gable would have a blank façade with no windows facing the adjacent dwelling, No. 10.
5. Policy H12 of the adopted Darlington Local Plan (LP) requires alterations and extensions to existing dwellings to be in keeping with the character, design and external appearance of the property. Additional guidance is given in the Council's Planning Guidance Note 7: *Alterations and extensions to dwellings* (PG7) which states that it is important that an extension harmonises with adjacent properties and fits into the existing street scene, and that it is preferable for a side extension to be set back from the existing front wall of the host dwelling. I appreciate that a set back is frequently required to prevent a terraced effect in a street of semi-detached dwellings; however setting a side extension back from the front wall of a dwelling can reduce the bulk of the extended property, and its impact on the street scene. PG7 also recommends that front extensions need careful design as they are prominent features.
6. The proposed extension would not be set back from the front of the house; it would project forward by approximately 1.5 metres. The overall size and massing of the proposal would result in an extension that would appear as an excessive addition to the dwelling, dominant in the street scene. Although I accept that the new front gable would echo the existing gable, it would add a degree of duality to the front elevation of the house. The main focal point of the dwelling would be lost. As such the proposed extension would appear as an incongruous addition to No. 9, harmful to the character and appearance of the dwelling and the area.
7. My attention was drawn to a number of other single storey extensions above garages in the area. These tend to differ from the appeal proposal in being relatively modest extensions dormer windows set in the roof.

The rear extension

8. The rear extension would be a relatively modest sun lounge with a pitched roof. I consider that this would comply with LP Policy H12 and PG7. However, in order to ensure that this rear extension would be in keeping with the character and appearance of the dwelling, I shall impose a condition requiring the materials used on its external surfaces to match those at the rear of the dwelling.

Conclusion

9. I conclude that whilst the rear sun lounge extension would comply with LP Policy H12 and PG7, the proposed side extension would not be in keeping with the character and appearance of the dwelling or the street scene, contrary to the requirements of LP Policy H12 and PG7.

Jacqueline North

Inspector