



# Appeal Decision

Site visit made on 5 October 2010

by **Mrs K.A. Ellison BA, MPhil, MRTPI**

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

The Planning Inspectorate  
4/11 Eagle Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

☎ 0117 372 6372  
email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

**Decision date:**  
**8 October 2010**

## Appeal Ref: APP/N1350/D/10/2134915 12 Lauriston Close, Darlington Co Durham DL3 8TU

- 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 N Thomas against the decision of Darlington Borough Council.
- The application Ref 10/00272/FUL dated 22 April 2010 was refused by notice dated 8 June 2010.
- The development proposed is an extension into attic space to form 2 No bedrooms with en-suite shower rooms.

### Decision

1. I dismiss the appeal.

### Reasons

2. The main issue in this appeal is the effect of the proposal on the character and appearance of the surrounding area.
3. Lauriston Close, along with Greyfriars Close leading off from it, predominantly consists of large, individually designed bungalows. As a result, these streets have a particularly open, spacious character which, notwithstanding the small group of houses at the entrance, serves to distinguish them from the two storey residential development elsewhere in the locality.
4. The appeal property is a bungalow of substantial size and occupies a prominent location within Lauriston Close. Given the dimensions of the proposed dormer windows and their position within the roof slope, they would be highly visible within the streetscene. In terms of appearance, they would be reasonably in keeping with the modern design of the existing bungalow. However, they would signify a more intensive level of use and, whilst it may be the case that some properties have habitable rooms in the roof space, there is little visible evidence of this from the street. The proposed dormer windows would be at odds with the general sense of spaciousness in the locality and so would undermine one of the most distinctive characteristics of the street, even taking into account the particular relationship of this property with the houses opposite. This would outweigh any benefits in terms of added interest and symmetry.
5. On that basis, I conclude that the proposal would have an adverse effect on the character and appearance of the surrounding area, contrary to Local Plan policy

H12 which requires, among other things, that alterations to existing dwellings should be in keeping with the streetscene and the surrounding area.

6. For the reasons given above I conclude that the appeal should be dismissed.

*K.A. Ellison*

Inspector