



The Planning Inspectorate

Appeal Decision

Site visit made on 29 October 2013

by **Jim Metcalf BSc DipTP MRTPI**

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

Decision date: 14 November 2013

Appeal Ref: APP/N1350/A/13/2200379
28 Highside Road, Heighington, Durham, DL5 6PG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr J Brown against the decision of Darlington Borough Council.
- The application Ref 12/00688/OUT, dated 20 October 2012, was refused by notice dated 20 December 2012.
- The development proposed is 1 detached house.

Decision

1. The appeal is dismissed.

Procedural Matter

2. The application subject of this appeal is for outline permission with all matters reserved for future consideration.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the local street scene.

Reasons

4. No 28 Highside Road, a detached house, sits at the junction with Greenhill Road at the entrance to a housing estate and facing open agricultural land across the road. The side wall of the house is set some distance back from the pavement along Greenhill Road, with a garage and car port in the intervening space. An extension is under construction at the opposite side of the house, incorporating a garage. The site of the proposed house would be the current side garden area, with the garage and car port being demolished to accommodate the development.
5. The site created for the new house plot would be about 10.7 m wide. Although no details have been submitted for consideration at this stage, illustrative plans show a house sited with the front wall in line with the existing property, and separated from it by gap of about 2.5 m. The illustration shows the new house as part two and part single storey. The single storey element would be positioned about 2 m from the pavement in Greenhill Road.

- ver, although not
6. The relatively wide side gardens at the appeal site and the one opposite at No 33 Greenhill Road, form an open area at the entrance to the estate. The space combines with the relatively deep front gardens of the houses in Greenhill Road to create a spacious and attractive residential environment. Policy CS2 of the Darlington Local Development Framework (LDF) promotes, amongst other things, high quality design that should reflect and/or enhance characteristics that contribute to the character of the area and its sense of place.
 7. The new house would be significantly closer to the pavement than is commonly the case in this part of the estate and would be seen to stand in front of Nos 34 and 36 Greenhill Road. Although the house would be positioned a reasonable distance from the other houses, such that it would not be unduly prominent in the outlook from those houses, I am more concerned with the effect on the general street scene. In this context the house would, positioned in a prominent position at the street junction, be seen as an intrusive and incongruous feature that would significantly diminish the spacious character and attractive appearance of the street scene. This would be at odds with the approach to new development set down in LDF Policy CS2.
 8. In reaching this conclusion I have considered whether, a condition that limited the new dwelling to a single storey bungalow would mitigate the adverse effect of a two storey building. However, although not as intrusive in the local street scene, a bungalow on the site proposed, and inevitably close to the pavement in Greenhill Road, would still form an incongruous feature at odds with the existing spacious character of the entrance to the estate.

Jim Metcalf

INSPECTOR