

DARLINGTON BOROUGH COUNCIL

APPEAL AGAINST REFUSAL FOR PLANNING PERMISSION

APPLICATION REF. NO:	23/00068/FUL
APPEAL REF. NO:	Appeal Ref: APP/N1350/D/23/3321983
LOCATION:	37 Leach Grove DARLINGTON DL3 0TW
DESCRIPTION:	Erection of porch to front elevation (re-submission)
APPLICANT:	Mr Nick Cooper

ASSISTANT PLANNING OFFICER: PATRICIA BASTON

BRIEF SUMMARY:

The main issue is the effect of the proposed development on the character and appearance of the existing building and surrounding area, with particular regards to the design, location and materials.

KEY POINTS TO NOTE:

- Appeal property is located on the periphery of a modern housing estate on a corner plot which is set forward of the building line created by its immediate neighbours and benefits from a greater separation between the plots by virtue of its double garage
- The proposed porch would be set centrally within the front elevation and would result in a large forward projection which would differ significantly from the front of nearby properties by reason of its scale, height, and enclosed design resulting in an incongruent and unduly prominent feature to the front elevation
- Proposed materials do not respond positively to the local context

REASON(S) FOR REFUSAL:

The proposed development, by reason of its design and location would disrupt the appearance of the application property and the wider street scene, given its unduly large scale and use of unacceptable materials. Furthermore, the incongruous feature would have a harmful visual impact and would be detrimental to the existing visual amenities and character of the area and would therefore be contrary to policy DC1 of the Darlington Local Plan 2016-2036.

APPEAL DISMISSED