

DARLINGTON BOROUGH COUNCIL

APPEAL AGAINST REFUSAL FOR PLANNING PERMISSION

APPLICATION REF. NO:	23/00100/FUL
APPEAL REF. NO:	Appeal Ref: APP/N1350/W/24/3341570
LOCATION:	93 Pensbury Street DARLINGTON DL1 5LJ
DESCRIPTION:	Erection of a single storey rear extension, dormer window to rear elevation, cycle storage area and erection of boundary wall 2372mm in height with external doors into back lane (part retrospective) description amended by plans and updated planning statement received 08/02/2024) (as amended by plans received 26/01/2024 and 02/02/2024)
APPLICANT:	Ryan Beaumont, Beaumont and Partner Ltd

ASSISTANT PLANNING OFFICER: PATRICIA BASTON

BRIEF SUMMARY:

1. The main issues are the effect of the proposal on the character and appearance of the host property and the surrounding area, including whether it would preserve the setting of the nearby Grade II* building Bank Top Railway Station.

KEY POINTS TO NOTE:

2. Appeal site is a terraced property, with a rear yard accessed from a back lane. To the rear of the back lane is Bank Top Station which is Grade II* listed and nearby properties including Hogan's Public House, 97 Pensbury Street, 137-139 Victoria Road, 1 Waverley Terrace and 1-4 Park Lane are to be either to be demolished or have been demolished as part of the station re-development.

REASON(S) FOR REFUSAL:

3. In the opinion of the Local Planning Authority, the rear dormer extension by virtue of its scale, form and massing would result in an incongruous and overbearing form of development and together with the scale and design of the rear extension and resultant changes to the boundary wall, results in a development which is at odds with the character, design and external appearance of both the application property and that of the street scene and the surrounding area. As such the proposal would be contrary to Policy DC1 of the Darlington Local Plan 2016 2036.

APPEAL DISMISSED:

4. The proposed rear dormer would stand out as a substantial and obtrusive unsympathetic addition which would dominate the rear roof plane and would appear as an incongruous and overbearing development on a relatively modest terraced property.
5. The proposed extension would be tall and imposing and would be located hard up to the boundary with Blue Rose Lane and would stand out as an obvious and obtrusive feature with its prominent wide fascia board.
6. Overall, the proposal would cause harm to the character and appearance of the host property and the surrounding area and would unacceptably undermine the distinctive historic character of the townscape and street scene in Blue Rose Lane and would fail to preserve the setting of the nearby listed building (Bank Top Station).