

DARLINGTON BOROUGH COUNCIL

APPEAL AGAINST REFUSAL FOR PLANNING PERMISSION

APPLICATION REF. NO: 24/00118/FUL

APPEAL REF. NO: Appeal Ref: APP/N1350/W/24/3344737

LOCATION: 3 Roseberry View Sadberge Darlington DL2 1FH

DESCRIPTION: Erection of a detached single garage and gym with storage area above (Resubmission)

APPLICANT: Mr Dale Jefferies

ASSISTANT PLANNING OFFICER: PATRICIA BASTON

BRIEF SUMMARY:

1. The application site is on a new residential development made up of 6 detached dwellings, with open fields to the east. The site is outside of development limits.

KEY POINTS TO NOTE:

2. Planning permission had been approved for the erection of a detached structure which incorporated a single garage and a home gym, with a storage area in the roof space accessed from an internal staircase and which was to be cut into an existing slope with a retaining wall at low level (Planning Ref. 22/01346/FUL). Improvements had been negotiated to reduce the bulk of the detached structure in that the double garage was replaced with a single garage and the design of the roof was changed which had resulted in the overall depth and heights being reduced.
3. Planning permission was then sought for a similar structure, some 2m deeper and 1m wider than previous approved proposal, and with a slight increase in the height of the ridge. This re-submission was considered to result in a structure which was deemed overly large for an ancillary domestic structure, with resultant impacts on the character and appearance the application site and the surrounding area was refused for the following reason:

REASON(S) FOR REFUSAL:

4. In the opinion of the Local Planning Authority, the proposed building, by reason of its scale, massing and prominent siting to the front of the application property would have a harmful impact on the visual amenities and character and appearance of the surrounding area, contrary to Policies DC1 and H7 of the Darlington Local Plan 2016-2036.

APPEAL ALLOWED:

5. The Planning Inspector however considered that the proposed garage was well sized; was appropriate in terms of scale and massing to the dwelling on the site and was proportionate to the well-sized plot. It was also considered that the garage had been well designed and responded positively to the local context in terms of its layout and materials and would therefore not conflict with development plan policies DC1 and H7. Accordingly, the appeal was allowed.