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## Appeals Received South Sunderland

Between 01/03/2011 and 31/03/2011

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Ref No	Address	Description	Date Appeal Lodged
11/00002/REF	Malcolm Graham Transport Pallion New Road Sunderland SR4 6UA	Retrospective change of use to non-ferrous waste transfer station and garden centre, involving proposed subdivision of existing building, erection of portacabin and construction of new access to the eastern end of the site.	22/03/2011

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## Appeals Determined Sunderland South

### Between 01/03/2011 and 31/03/2011

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TEAM	Ref No	ADDRESS	Description	Decision	Date of Decision
	11/00001/REF	59 The Broadway Grindon Sund erland SR4 8NR	First floor extension to side / front	DISMIS	16/03/2011
	10/00036/REF	23 And 23 And A Half Fawcett Street Sunderland SR1 1RH	Installation of new shop fronts.	DISMIS	03/03/2011



The Planning  
Inspectorate

11/00001/REF

C-RLS Appeal decision

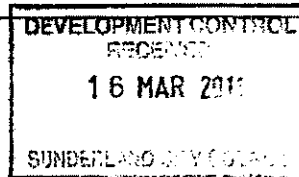
## Appeal Decision

Site visit made on 3 March 2011

by **Chris Checkley BA(Hons) MRTPI**

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

Decision date: 16 March 2011



**Appeal Ref: APP/J4525/D/11/2144805**

**59 The Broadway, Grindon, Sunderland, SR4 8NR**

- 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 Michael Connolly against the decision of Sunderland City Council.
- The application (Ref 10/03147/FUL) dated 14 September 2010, was refused by notice dated 10 November 2010.
- The development proposed is two first floor bedrooms, an en-suite and a new bathroom.

### Decision

1. I dismiss the appeal.

### Main Issue

2. The main issue is the effect of the development upon the street scene.

### Reasons

3. The appeal site includes a two-storey semi-detached house with a pitched roof that is gable-ended. It is half of a semi-detached pair at the eastern end of a series of 3 semi-detached pairs of similar design fronting The Broadway, a main distributor road within the urban area. Each pair is separated by single-storey garages or extensions at the side. In each case the side extensions are subservient in scale to the main house. The appeal property already has a single-storey side extension which is wider and deeper than others in the series, its pitched roof also projecting forward of the main elevation and continuing above a porch.
4. Nevertheless, the present side extension still manages to appear subordinate to the main structure. Also, all six houses are sufficiently similar to present the pleasing appearance in the street scene of a coherent series of largely symmetrical pairs, the end pairs being set slightly forward of the middle pair. This coherence is noticeable despite the variety of other building types along The Broadway.

5. The Council's Unitary Development Plan (UDP) has been supplemented by a recently adopted Supplementary Planning Document: Household Alterations and Extensions (SPG).
6. The proposal would in effect involve the construction of a first floor above the single-storey side extension. It would create a two-storey gable projecting forward about 1.3m from the original main front elevation of the semi-detached pair, its roof tying into the existing main ridgeline at the same height. There would be a projecting pitched gable roof at the front and a hipped roof at the rear. This full height projecting gable would dominate the frontage. It would be contrary to the SPD guidance that 2-storey side extensions should generally have roof designs matching the main roof, should be set back from the main front elevation and set down from the main roof in order to create a subservient effect.
7. The first extension would also be relatively wide in relation to the proportions of the main house, much wider than the 50% maximum guideline within the SPD. The large two-storey gabled extension, standing forward of the other main front elevations, would be an unduly obtrusive feature in the street scene and would unbalance the pleasing symmetry of the linked pairs of houses that forms the visual context.
8. I conclude that the scale, form and forward projection of the extension would result in a development out of character with the pairs of semi-detached houses and would be harmful to the street scene. These effects would be contrary to the provisions of Policy B2 of the UDP and the guidance in the SPD.
9. I have taken account of the appellant's desire to provide accommodation for his elderly mother. However, I find this benefit is outweighed by the permanent visual harm that would be caused. I am also mindful that the Council does not object to an extension in principle, only to the detailed scale, form and position of this particular scheme.

*C J Checkley*

INSPECTOR

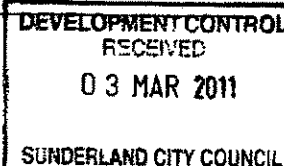
## Appeal Decision

Site visit made on 22 February 2011

by John L Gray DipArch MSc Registered Architect

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

Decision date: 3 March 2011



**Appeal Ref. APP/J4525/A/10/2142395**

**23 and 23½ Fawcett Street, Sunderland, SR1 1RH**

- 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 Rocquaine Property Holdings Limited against the decision of Sunderland City Council.
- The application, ref. 10/02973/FUL, dated 26 August 2010, was refused by notice dated 1 November 2010.
- The development proposed is the installation of new shop fronts.

**Decision: I dismiss the appeal.**

### Main Issue

1. This is the effect the proposed shop fronts would have on the character and appearance of the host building and the Sunnyside Conservation Area.

### Reasons

2. I agree with the appellant that the existing shop front is of poor quality but I disagree that the host building has no architectural merit. It may lack the exuberance of the two buildings immediately to its north or the classical or civic dignity of some of the other buildings in Fawcett Street – but it was clearly designed as a pair with no. 24 (albeit somewhat asymmetrical) and nos. 23-26 appear, from their common architectural style, to have been built together. In my opinion, their more reticent style makes an important contribution to the street scene, as a setting for the more individual architectural statements.
3. That said, most of the ground floor shop fronts in the vicinity pay scant regard to the architectural style of the façades above. No. 24 is almost an exception to that – because the shop front is contained between pilasters which might be thought to afford some sort of visual support for the façade above. In effect, though, the host building offers few design constraints and is susceptible to a well-designed shop front with either traditional or modern characteristics.
4. The proposed shop front seems to provide neither. It has broadly traditional characteristics in its stall risers, timber window frames and timber-framed glazed doors. On the other hand, the proportions of the sub-divisions are poor. The mullion spacing differs slightly between one shop front and the other – enough for them to look uncomfortable side-by-side, not enough to look like separate but related shop fronts. The transoms are conspicuously not aligned with the height of the adjacent door heads – though that is perhaps less of a problem with the left-hand shop front, where the doorway is recessed between solid piers. And the doorways are all different widths – one has no side-light

and the other two (one being the door giving access to the upper floors) have narrow side-lights of different widths.

5. What the fascia would look like I find impossible to judge accurately from the application plans. The shop fronts would be contained by what are annotated as pilasters and a fascia. However, the use of the word pilaster implies a measure of detail that is absent from the drawing (a pilaster is a supporting pier, usually projecting, and normally, however minimally expressed, has a base, shaft and cap). The only annotations are "flush timber fascia" on the section and "flush timber fascia and pilasters painted 00 A 09" on the elevation. I deduce that the fascia and pilasters would be flush with each other rather than with any other building element, except perhaps the roller shutter box. The section annotates a "semi recessed shop sign" but shows a slightly projecting one. What is annotated as a "concealed roller shutter box" appears on the drawing itself to be flush with the fascia. Quite simply, it would be wrong to grant permission on the basis of the submitted detail because a condition seeking to control the details of the design could only be based on what appears to be conflicting information.
6. I cannot avoid coming to the conclusion that the proposed shop fronts fail to provide what is sought by way of saved UDP Policies S8 and B4 and Proposal 6b of the Sunnyside Conservation Area Character Appraisal and Management Strategy. Firstly, the submitted elevation does not exhibit the quality of design to be expected in a Conservation Area; secondly, the information on the drawings is insufficient to give any certainty about some aspects of that design.
7. I tend to agree that numerous shop fronts in Fawcett Street are of poor design quality for their Conservation Area location. That, however, cannot condone an inadequate standard of design for a new shop front. The character and appearance of a Conservation Area is to be preserved or enhanced. Simply to preserve what is assessed as poor quality should be insufficient. That is evident from paragraph 34 of PPS1 (Planning Policy Statement 1: Delivering Sustainable Development), which says that "design ... which fails to take the opportunities available for improving the character and quality of an area ... should not be accepted". In essence, the Conservation Area Strategy conveys the same message. Accordingly, my conclusion on the merits of the proposed design cannot be set aside because of the perceived poor quality of other nearby shop fronts.

*John L Gray*

Inspector