
No Delegated Items

Appeals Received Hetton Houghton and Washington

Between 01/03/2009 and 31/03/2009

Team	Ref No	Address	Description	Date Appeal Lodged
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Appeals Determined Hetton Houghton and Washington
Between 01/03/2009 and 31/03/2009

Team	Ref No	Address	Description	Appeal Decision	Date of Decision
W	08/00056/REF	67 Alwin □ Rickleton □ Washington □ NE38 9EW □	Erection of a two storey extension to the front.	DISMIS	19/03/2009



Appeal Decision

Site visit made on 10 March 2009

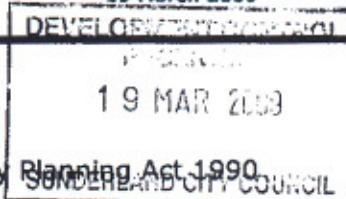
by **M A Hillyer** BSc MSc CEng MICE FCIWEM

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

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Decision date:
19 March 2009



Appeal Reference: APP/J4525/A/08/2091551
67 Alwin, Rickleton, Washington NE38 9EW

- 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 B Burgess against the decision of Sunderland City Council.
- The application Reference 08/03206/FUL, dated 10 August 2008, was refused by notice dated 7 October 2008.
- The development proposed is a two-storey extension to front of dwelling.

Decision

1. In exercise of the powers transferred to me I dismiss the appeal.

Main Issues

2. From my reading of the written representations and inspection of the site and its surroundings I consider that there are two main issues in this appeal. The first is the effect of the proposed development on the character and appearance of the street scene. The second is the effect on the living conditions of the occupiers of No. 66 with particular regard to visual impact and lighting.

Consideration

3. The site is a residential property within a unified and symmetrical development of terraced dwellings with staggered front building lines. Roofs are of either monoclinal or traditional shallow pitch form. The proposed development is a 2.4m deep front extension which would bring the face of No. 67 out to the main building line of No. 68. "Saved" Policy B2 of the City of Sunderland Unitary Development Plan 1998 (UDP) says that the scale, mass, layout or setting of extensions to existing buildings should respect and enhance the best qualities of the locality, and the Council's Supplementary Planning Guidance (SPG) of 2000 on development control guidelines gives advice on relevant design details.

The First Issue

4. The development would extend more than the guideline frontage extension limit of 1.2m referred to in the SPG, but that is a limiting dimension only where there is an established building line. In Alwin the lines are staggered. However the extension would be double storeyed, it would have a gable ended roof projecting from the main roof and protruding in front of the 66/67 building line, the fenestration would not harmonise with that of locality and the

symmetry of the wider frontage would be thrown out of balance. None of these elements are present in the immediate neighbourhood. In this area of relatively small scale development these contrasts, together with the mass and layout of the enlarged building, would be clearly seen as disrespectful. The development would not be subordinate to the existing building and it would appear unacceptably out of keeping within the locality.

5. The Appellant says that there are examples of similar extension work nearby. I did not see any in the immediate locality on my site visit, and their existence would not be a reason for the promotion of an unsatisfactory development. Proposals for sustainable energy generation systems would be in line with present government initiatives and a single storey extension would have less impact than the proposal, but these are not part of the development before me in this appeal. I conclude on this issue that the proposed development would be harmful to the character and appearance of the street scene and would conflict with Policy B2 of the UDP.

The Second Issue

6. The extension would face to the southeast, as does the existing frontage of No. 67, and would be built up to the boundary with No. 66. It would overshadow the front wall and windows of No. 66 to a degree on sunlit days during the early mornings, but not later in the day. Because of its height and its proximity to windows in No. 66 the development would markedly and permanently reduce the levels of general daylight within that adjacent property below that which is considered acceptable. Notwithstanding the fact that views are not something which an existing resident is entitled to, and for the same reasons as for the lighting considerations above, the extension would dominate and appear unacceptably overbearing in views from No. 66.
7. The Appellant states that he has not suffered light loss in relation to the dwelling at No. 68: that is understandable since there has been no development at that property and therefore no change in light availability. I conclude on this issue that the proposed development would be harmful to the living conditions of occupiers of No. 66 and would conflict with UDP Policy B2 in this respect.

Conclusion

8. The proposed development would be harmful in the context of both main issues, and I conclude that the appeal should be dismissed.

Michael A Hillier

INSPECTOR.