

## Appeals Received Hetton Houghton and Washington

Between 01/03/2008 and 31/03/2008

Team	Ref No	Address	Description	Date Appeal Lodged
W	08/00009/REF	Land To Rear Of 2 Bink Moss Blackfell Washington NE37 1GD	Retrospective change of use of open amenity space to private garden with boundary enclosure.	04/03/2008
	08/00011/ENF	Black Bush Inn Village Lane Washington Village Washington NE 38 7HY	Appeal against Enforcement Notice	26/03/2008

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Appeals Determined Hetton Houghton and Washington  
Between 01/03/2008 and 31/03/2008

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Team	Ref No	Address	Description	Appeal Decision	Date of Decision
	W				
	07/00055/REF	1 Cedar Terrace Harraton Washington NE38 9BE	Erection of two storey side extension and conservatory to rear.	APPC	11/03/2008

17 April 2008



# Appeal Decision

Site visit made on 25 February 2008

by **John Braithwaite** BSc(Arch)  
BArch(Hons) RIBA

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

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- Decision date:  
11 March 2008

**Appeal Ref: APP/J4525/A/07/2058875**

**1 Cedar Terrace, Harraton, Washington NE38 9BE**

- 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 and Mrs P Gordon against the decision of Sunderland City Council.
- The application Ref 07/01041/FUL, dated 22 February 2007, was refused by notice dated 26 April 2007.
- The development proposed is side extension for lounge, bedroom and enlargement of bathroom with conservatory to rear.

## Decision

1. The appeal is allowed and planning permission is granted for side extension for lounge, bedroom and enlargement of bathroom with conservatory to rear at 1 Cedar Terrace, Harraton, Washington in accordance with the terms of the application Ref 07/01041/FUL dated 22 February 2007, and the plans submitted with it, subject to the following conditions:

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. Obscure glazing shall be installed in the north-west side elevation of the conservatory hereby permitted and shall be retained thereafter.
3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

## Reasons

2. The Council has no concerns with the proposed conservatory. The main issue is the effect of the proposed side extension on the visual amenity of the area.
3. 1 Cedar Terrace is a two-storey semi-detached dwelling with a south-east side elevation facing onto Pinewood Avenue and about 8 metres from the boundary to the pavement. The pair of dwellings has a hipped tiled roof and brick elevations and is typical of buildings on Cedar Terrace. The proposed two-storey side elevation would be constructed in matching materials and would have a hipped roof. The Council has not expressed any concern with the extension other than with its relationship to development in the area. The extension would be 4 metres wide and would take up half of the gap between the dwelling and the pavement.
4. To the north of the appeal property on Hawthorn Crescent dwellings are set to a distinct building line about 6 metres back from the pavement. However, there



is no distinct building line on the opposite side of Pinewood Avenue or on Hazlewood Gardens to the south of the appeal property. The extension would be set well back from the pavement to Pinewood Avenue and, in views along this road in both directions, would be seen against a near backdrop of other dwellings in the vicinity. The extension would not be unduly prominent or obtrusive in the street scene, would not undermine the open character of the street, and would not be detrimental to the visual amenities of the area. The proposal does not conflict with policy B2 of the City of Sunderland Unitary Development Plan (UDP) or with Development Control Guidelines set out in UDP Supplementary Planning Guidance.

5. The Council has suggested a condition that would require the extension to be constructed in matching materials and, in their appeal statement, they suggest that glazing facing towards the neighbouring garden in the proposed conservatory should be obscure glazed to protect the amenities of neighbouring residents. Though there is a high dense hedge on the boundary this could die or be taken down and a condition to require the installation of obscure glazing to protect residential amenity at the neighbouring property has been imposed. In this regard, obscure glazing is not required in the chamfered corner of the conservatory as this faces away from the main part of the neighbouring garden. A 'matching materials' condition has been imposed to protect the visual amenity of the area. No other conditions, other than the standard time limit condition, are required.

*John Braithwaite*

Inspector