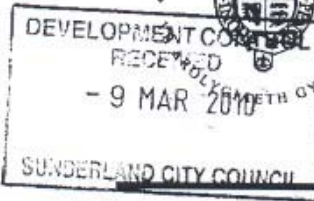

Appeals Received South Sunderland

Between 01/03/2010 and 31/03/2010

Ref No	Address	Description	Date Appeal Lodged
10/00009/REF	159B Hylton Road Sunderland SR4 7XU	Change of use to hot food takeaway. (RETROSPECTIVE)	17/03/2010
10/00010/REF	30 Barnes Park Road Sunderland SR4 7PE	Erection of a 1.8m boundary fence. (Retrospective)	17/03/2010
10/00012/REF	Grass Verge At Junction Of The Precinct And Tunstall Road Sunderland	Erection of a 15 metre high 'mock effect telegraph pole' to replace existing 12.5 metre high column. Installation of 1no. additional equipment cabinet and 6 no. antennas. (Cell i.d 036328)	30/03/2010
10/00006/REF	8-12 Murton Street Sunderland SR1 2QY	Erection of 45 apartments, 6 Retail (A1) and/or Financial and Professional Services (A2) units and 24 parking spaces (Amended Description)	01/03/2010

Appeals Determined Sunderland South
Between 01/03/2010 and 31/03/2010

TEAM	Ref No	ADDRESS	Description	Decision	Date of Decision
	10/00004/REF	10 Hovingham Gardens Sunderland S R3 1UB	Erection of front porch and two storey extension to side and replacement of existing boundary enclosure.	ASPLIT	09/03/2010



Appeal Decision

Site visit made on 2 March 2010

by **Kevin Ward BA (Hons) MRTPI**

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

The Planning Inspectorate
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Temple Quay House
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Decision date:
9 March 2010

Appeal Ref: APP/J4525/D/10/2121396

10 Hovingham Gardens, Barnes, Sunderland, Tyne and Wear SR3 1UB

- 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 Peter Stobbart against the decision of Sunderland City Council.
- The application Ref 09/03875/FUL, dated 8 October 2009, was refused by notice dated 15 December 2009.
- The development proposed is to demolish garage and perimeter fence and wall. Rebuild perimeter wall in brickwork. Build side extension comprising ground floor sun lounge and utility room with bedroom and en-suite to first floor. Build front porch.

Decision

1. I dismiss the appeal insofar as it relates to the proposed side extension. I allow the appeal insofar as it relates to the proposed front porch and perimeter wall and grant planning permission for a front porch and perimeter wall at 10 Hovingham Gardens, Barnes, Sunderland, Tyne and Wear SR3 1UB in accordance with the terms of the application Ref 09/03875/FUL, dated 8 October 2009 (so far as relevant to that part of the development hereby permitted) subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the plans submitted with the application Ref 09/03875/FUL (so far as relevant to that part of the development hereby permitted).
 - 3) No development shall take place until details of the perimeter wall hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The Supplementary Planning Guidance: Development Control Guidelines (SPG) was subject to public consultation and formally adopted by the Council. It therefore carries significant weight. It appears from the information before me that the Supplementary Planning Document: Household Alterations and Extensions (SPD) has not been formally adopted by the Council following public

consultation. Therefore whilst I have taken account of the Council's reference to this SPD, I can only give it relatively limited weight.

4. The Council has not raised concerns specifically in relation to the proposed porch or perimeter wall. The porch would be modest and in keeping with a number of others in the immediate area. The wall would replace the existing boundary treatments at the same height. Subject to a condition relating to the details of the wall, I find that these elements of the appeal scheme would not harm the character and appearance of the dwelling or the area generally and would accord with Policy B2 of the City of Sunderland Unitary Development Plan (UDP).
5. The proposed side extension would be set back from the main frontage of the house and have a lower ridge line; it would therefore be a subordinate addition to the existing dwelling. However, the appeal property sits in a prominent position on the corner of Hovingham Gardens and Hipsburn Drive. As with the other houses at the end of the streets leading from Hipsburn Drive, it is set back from the road. This is the predominant pattern of development and is a distinctive feature of the character and appearance of the immediate locality. The proposed extension would bring the two storey element of the house very close to the side boundary. It would project out beyond the prevailing building line. Given its width and height, it would be an unduly dominating and obtrusive feature in the street scene. I find therefore that the proposed side extension would adversely affect the character and appearance of the area and would conflict with Policy B2 of the UDP and relevant guidance within the SPG.
6. Whilst side extensions of a similar width have been built at 1 Hatfield Gardens and 12 Harewood Gardens, they are single storey additions which are significantly less dominant in views along Hipsburn Drive than the proposed two storey extension at the appeal property would be, and they have not changed the overall pattern of dwellings being set back from the road to any significant extent.

Conditions

7. For the avoidance of doubt and in the interests of proper planning a condition to ensure that development is carried out in accordance with approved plans is necessary. The application form and plans contain limited information as to the details of the proposed replacement wall. I have therefore imposed a condition requiring the submission of such details in the interests of the character and appearance of the area. Sufficient details of the proposed porch are contained in the application and submitted plans.

Conclusion

8. For the above reasons and taking into account other matters raised, I conclude that the appeal insofar as it relates to the front porch and perimeter wall should be allowed and the appeal insofar as it relates to the side extension should be dismissed.

Kevin Ward

INSPECTOR
