

---

## Appeals Determined North Sunderland

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

---

Team	Ref No	ADDRESS	Descriptio	Appeal Decision	Date of Decision
------	--------	---------	------------	-----------------	------------------

---

N

10/00029/REF	116 Brandling Street Sunderland SR6 0LL	Change of use from hairdressers (use class A1) to 1no. residential dwelling (use class C3), including replacement of shop front with domestic frontage.	DISMIS	18/01/2011
--------------	--------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------	------------



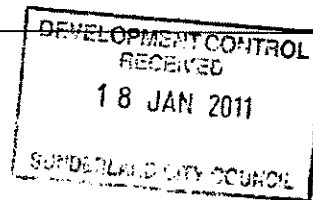
## Appeal Decision

Site visit made on 20 December 2010

by **John L Gray DipArch MSc Registered Architect**

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

Decision date: 18 January 2011



**Appeal Ref. APP/J4525/A/10/2137416**

**116 Brandling Street, Roker, Sunderland, SR6 0LL**

- 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 James Atkinson against the decision of Sunderland City Council.
- The application, ref. 10/02344/FUL, dated 8 July 2010, was refused by notice dated 2 September 2010.
- The development proposed is the change of use from a shop to a dwelling including the removal of the shopfront and alterations to the building.

**Decision: I dismiss the appeal.**

### Main issue

1. There is no objection to the proposed external alterations to the building. The main issue is whether the proposed dwelling would offer an appropriate level of amenity in relation to room sizes, the absence of external open space and the likelihood of noise and disturbance from the adjoining commercial garage.

### Reasons

2. The living room scales about 3.7m x 3.3m, 12.2sqm. That is not necessarily too small but suffers the disadvantage of the front door opening directly into it off the street. The kitchen area scales about 2.4m x 1.8m, 4.3sqm, which is very small but could work as an alcove off the living room. There appears, however, to be no prospect of effective extraction/ventilation from the kitchen area, which could be to the detriment of the living room. The bedroom scales 3.3m deep and varies from 4.5m wide at the back of the room (including the fixed wardrobe) to just 2.0m at the front, where the proposed bin store eats into the space. The floor area is around 10.2sqm but, as planned, it is difficult to see how it could be used effectively, especially with a double bed. The shower room varies between 1.6m and 1.7m wide; with the shower occupying half of that, it could not really be narrower. Its window looks on to the adjacent property but did so when the shop was in use and, subject to ventilation, the proposed use need not cause any new problem. All things considered, I find the internal layout on the borderline of adequacy.
3. There is no private external space with the proposed dwelling. The question of bin storage space has been resolved by a self-contained internal space which ought to be acceptable if provided with ventilation through and/or above its external door. There would, though, be no external space for the enjoyment of the occupiers or for practical purposes such as hanging out washing. This counts against the proposal, though perhaps not itself a compelling objection.

4. Lastly, there is the neighbouring commercial garage. I noted at my site visit that there appeared to be office or storage space for the garage between the working area and the proposed dwelling. That, however, would be unlikely to act as an appropriate baffle for all noise from works on vehicles, especially as some would likely be structure-borne. It may also be that noise and disturbance would largely be restricted to normal working hours, giving reasonable peace and quiet in the evenings and on Sundays; that, however, cannot be assured.
5. In conclusion, I find that it is a combination of things – the relatively small and cramped nature of the internal layout, its limited outlook (in effect, a single aspect), the lack of any private open space to the front or rear and the potential for noise and disturbance from the neighbouring garage – that renders this a proposal that would fail to offer potential occupiers an acceptable standard of living conditions. That puts the proposal in conflict with the thrust of saved UDP Policy H18 and the adopted supplementary guidance.
6. I note the references to shared water supply and drainage but these are matters capable, one way or another, of technical resolution. Neither they nor any other matters raised in the representations, for or against the proposal, can influence or outweigh my conclusion on the main issue.

*John L Gray*

Inspector