



Appeal Decision

Site visit made on 8 November 2005

by David C Ward

an Inspector appointed by the First Secretary of State

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Date

18 JAN 2006

Appeal Ref: APP/H0738/A/05/1185912

46 Redwing Lane, Norton, Stockton-on-Tees TS20 1LN

- 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 Stuart Blackham against the decision of Stockton-on-Tees Borough Council.
- The application (Ref 05/0964/FUL), dated 26 March 2005, was refused by notice dated 1 June 2005.
- The development proposed is demolition of existing garage and construction of a two storey extension to provide a garage with bedroom and ensuite above.

Summary of Decision: The appeal is dismissed.

Main Issue

1. The main issue is the effect of the proposed extension on the living conditions of the occupiers of 48 Redwing Lane.

Planning Policy

2. The development plan for the area includes the Stockton-on-Tees Local Plan (SLP) adopted in June 1997. Under SLP Policy GP1 Proposals for development will be assessed in relation to (among other things) the external appearance of the development and its relationship with the surrounding area and the effect on the amenities of the occupiers of nearby properties.
3. SLP Policy HO12 states that (among other things):
 - (i) All extensions to dwellings should be in keeping with the property and the street scene in terms of style, proportion and materials and should avoid significant loss of privacy and amenities for the residents of neighbouring properties.
 - (ii) Permission for two-storey side extensions close to a common boundary will not normally be granted unless they are set back from the boundary or set back from the front wall of the dwelling.

Reasons

4. The appeal property is a detached house in a row of detached houses of similar style and design numbered 38 to 50 (even numbers only). The proposal is to erect a two storey extension on the left side of the house, looking from the front, in place of the existing flat-roofed single storey garage which adjoins the rear part of the side wall of the house. Apart from a set back of approximately one metre at first floor level, the extension would be built backwards to the full depth of the side wall of the house. The front part of the side wall of

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the extension would be stepped in to make the extension narrower at the front in order to keep within the boundary of the appeal site. The ground floor would be an enlarged garage with an enclosed passage and the first floor a master bedroom, increasing the size of the house from a four bedroomed to a five bedroomed house.

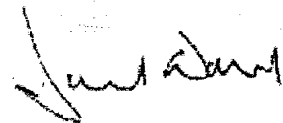
5. Most of the other houses in the row have a variety of single storey extensions, mainly garages some with flat roofs and some with pitched roofs. 38 has a substantial two storey extension and several other houses in the neighbourhood also have two storey extensions. Having viewed the area, I consider that the proposed extension to the appellant's house would be in keeping with the property and the street scene in terms of style, proportion and materials so that in these respects the requirements of SLP Policy HO12 would be fulfilled.
6. The only neighbouring property which would be significantly affected by the extension would be the adjoining house at 48 Redwing Lane. On the side next to the appellant's house, No 48 has a single storey garage with a pitched roof adjoining the front part of its side wall. Behind the garage and adjoining the rear part of the side wall there is a conservatory. The side wall of the conservatory faces approximately south and the rear wall approximately east.
7. The ground floor of the proposed extension would have no more effect on No 48 than the existing single storey garage as the rear part of the extension would be in a similar position to the existing garage and the front part would be next to the garage of No 48. There would be no windows in the side wall of the extension and so there would be no loss of privacy to the occupiers of No 48.
8. Because of its stepped design the distance of the first floor of the extension from the boundary would vary between approximately 1.8 metres and approximately 0.7 metres. Because of its bulk and proximity to the boundary, it would in my view cause material loss of daylight and at times sunlight to 48 Redwing Lane, in particular to the conservatory. It would accordingly have a significantly adverse effect on the living conditions of the occupiers of No 48 and be contrary to SLP Policy HO12.

Conclusion

9. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

10. I dismiss the appeal.



INSPECTOR