



## Appeal Decision

Site visit made on 2 October 2007

by **R R LYON** MA CEng MICE MRTPI FIHT

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

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Decision date:  
17 October 2007

### Appeal Ref: APP/H0738/A/07/2045181

#### Green Gables, Warren Farm, Wynyard Road, Billingham TS22 5ND

- 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 & Mrs S Brown against the decision of Stockton-on-Tees Borough Council.
- The application Ref 07/0085/FUL, dated 4 January 2007, was refused by notice dated 6 March 2007.
- The development proposed is single storey side extension and rooms in roof

#### Decision

1. I dismiss the appeal.

#### Reasons

2. Green Gables is a detached dwelling at the north end of a row of buildings dominated by Claddagh, a large 2-storey dwelling. A single storey barn conversion is attached to Claddagh's south elevation, and a double garage to the north elevation. The Council argues that the proposal would increase the size of the property by some 78%, excluding the loft conversion, whilst the appellant's figures suggest about 72%. The precise increase does not concern me; I have no doubt that it would be large.
3. Green Gables' front elevation is about 11.5m wide and 'L' shaped, which helps to subordinate the dwelling to the row. The proposed straight front elevation would be about 21.5m wide, whilst the ridge height would increase from about 5.2m to 5.7m. This would expand the dimensions of the front elevation to an extent that would challenge the visual dominance of Claddagh. This imbalance would be exacerbated by the more ornate frontage proposed, especially the dormers, which would contrast with the plainer neighbouring elevations.
4. I find that the proposal would be a disproportionate addition to the host property that would detract from the appearance of the row of buildings here and would not relate well to its surroundings. It would not be in keeping and scale with its location and would harmfully affect the character and appearance of the area. As a consequence, it would conflict with policies GP1 and HO12 of the Stockton on Tees Local Plan and the advice in Planning Policy Statement 7: Sustainable Development in Rural Areas.

*R R Lyon*

INSPECTOR