



Appeal Decision

Site visit made on 8 July 2008

by **Graham E Snowden** BA BPhil Dip
Mgmt MRTPI

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

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Decision date:
10 July 2008

Appeal Ref: APP/H0738/A/08/2071530

**6 Burdale Close, Kingsmead, Eaglescliffe, Stockton-on-Tees, Cleveland
TS16 0RX**

- 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 Simon Wilson against the decision of Stockton-on-Tees Borough Council.
- The application Ref 07/2906/FUL, dated 20 September 2007, was refused by notice dated 11 December 2007.
- The development proposed is the replacement of an existing roof to make a 3rd storey and create an additional bedroom.

Decision

1. I allow the appeal, and grant planning permission for the replacement of an existing roof to make a third storey and create an additional bedroom at 6 Burdale Close, Kingsmead, Eaglescliffe, Stockton-on-Tees, Cleveland TS16 0RX in accordance with the terms of the application, Ref. 07/2906/FUL, dated 20 September 2007, and the plans submitted therewith, subject to the following condition:
 - (i) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the dwelling and the wider street scene.

Reasons

3. 6 Burdale Close is a detached dwelling at the end of a cul-de-sac in a modern estate of similarly designed houses. There is some slight variation within the estate in terms of ridge height and roof pitch and the varied roofscape is emphasised by the staggered layout and use of differing roofing materials. In that context, I do not consider that the heightened roof ridge and increased roof pitch would look out of place, but would add variety and give emphasis to an end unit, which also plays a prominent visual role in the townscape, when approached from the south along Durham Lane.
4. I do not consider that the proposal would significantly upset the aesthetic balance of the house, but could improve its proportions and ameliorate the rather squat and horizontal emphasis, typical of many suburban house designs.

It would not, therefore, conflict with the aims of the Council's supplementary planning guidance on householder extensions and would be in keeping with the character and appearance of the dwelling and the wider street scene, thus satisfying Policies HO12 and GP1 in the Stockton-on-Tees Local Plan.

5. As the external materials are specified in the notes on the submitted drawing, I do not consider that there is a need to impose a condition requiring matching external materials, as suggested by the Council.
6. For the above reasons, and having regard to all other matters raised, I conclude that the appeal should be allowed.

G E Snowdon

INSPECTOR