



Appeal Decision

Site visit made on 3 September 2012

by Anthony Lyman BSc(Hons) DipTP MRTPI

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

Decision date: 17 September 2012

Appeal Ref: APP/H0738/D/12/2179661

11 Holderness, Wynyard, Billingham, TS22 5RY

- 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 George Robinson against the decision of Stockton-on-Tees Borough Council.
 - The application Ref 12/1056/FUL, dated 24 April 2012, was refused by notice dated 26 June 2012.
 - The development proposed is a single and a two storey extension to existing detached garage.
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Procedural Matter

1. The initial application included the proposed elevations plan No. 689-01A which showed the rear extension to the garage having a ridge considerably higher than that shown on a later plan submitted by the appellant - No. 689-03A. The Council confirm that this later plan was considered as part of the application and I have, therefore, determined the appeal on the basis of this plan.

Decision

2. The appeal is allowed and planning permission is granted for a single and a two storey extension to existing detached garage at 11 Holderness, Wynyard, Billingham, TS22 5RY in accordance with the terms of the application, Ref 12/1056/FUL, dated 24 April 2012 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 materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 689-BLP; 689-01C; 689-01B; 689-03A.

Main Issue

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

Reasons

4. The appeal property is a large executive house set in an extensive garden. It is one of eleven substantial detached houses of individual design, in the Holderness cul-de-sac, that forms part of the exclusive Wynyard development. The property is at the entrance to the cul-de-sac, opposite No.1 Holderness, and has a detached double garage with accommodation in the roof space, set in front of the house.
5. The internal staircase to the upper floor of the garage restricts one of the two parking spaces, making it suitable only for use by a small car. The proposal is to relocate the staircase into a two storey side extension and to build a single storey rear extension to the garage to accommodate another two cars.
6. The two storey extension would be sited in the space between the garage and the house and, with a ridge height slightly lower than the main garage roof, it would not be prominent in the street scene. The existing garage runs parallel to the highway and, due to its scale and the corner position of the plot, it is visible at the entrance to Holderness. The proposed rear extension would extend just over 5m from the rear wall of the garage and, being narrower than the existing building, would be set back slightly from the highway. The ridge of this single story extension would be significantly lower than the main garage and the eaves of the side walls would be about 1.8m high. Consequently the rear single storey extension would appear very subordinate to the main garage and, apart from the roof, would be largely obscured behind the perimeter garden wall when viewed from Holderness.
7. The detailing of the side and rear extension, including the timber gable finials, the decorative ridge, the timber fascia and exposed rafters and the projecting brick plinths, would all match the architectural details of the existing garage and house. These details, together with the use of matching materials secured by condition, would ensure that the proposal would be sympathetic to the property. I noted on my site visit that some houses in the area have detached garages which are larger than the existing appeal building. The enlarged garage would be in keeping with the scale of nearby garages and would not be detrimental to the character and appearance of the area. It would accord with the objectives of Policy 3 of the Stockton-on-Tees Core Strategy, which amongst other things, requires new development to respect local character.
8. For the avoidance of doubt, and otherwise than as set out in this decision and conditions, it is necessary that the development shall be carried out in accordance with the approved plans listed in Condition No.3.
9. For the reasons given and having had regard to all other matters raised, the appeal is allowed, subject to the conditions set out above.

Anthony Lyman

INSPECTOR