



Appeal Decision

Site visit made on 27 February 2019

by **M Brooker DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 15 April 2019

Appeal Ref: APP/W0734/D/18/3218704

2 Calluna Grove, Middlesbrough TS7 8SP

- 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 Mrs Julie Blyth against the decision of Middlesbrough Borough Council.
 - The application Ref 18/0688/FUL, dated 22 October 2018, was refused by notice dated 11 December 2018.
 - The development proposed is a single storey extension to the side of dwelling.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is a semi-detached residential property situated on the corner of Calluna Grove and Champion Grove where similar properties predominate. The area is characterised by semi-detached properties set back from the road behind reasonably sized gardens that include landscaping and mature street trees. The area has an intrinsically suburban but open character, as is typical of housing estates of this era.
4. The property appears to have been previously extended to the side with a large two storey extension that has been set back from the front elevation at the first-floor level. The garden to the side is enclosed by a tall close boarded fence.
5. The proposed extension is single storey in height but it is, in the context of the appeal property, of a considerable depth and width. As such, the extension would further add to the size and scale of the already considerably extended property and further unbalancing the semi-detached properties, contrary to guidance set out in Middlesbrough's Urban Design Supplementary Planning Document (2013) (the SPD).
6. The proposed extension would largely eliminate the remaining open space to the side of the property, which is sited in a prominent location and would appear as an incongruous feature within the otherwise open street scene found elsewhere in the estate, contrary to guidance set out in the SPD.

7. The use of appropriate materials to match the existing property would mitigate the visual impact of the extension, I also note that the existing tall fence and trees to the side and rear of the appeal property would be retained and would provide some limited screening of the proposed development from wider view. However, this does not outweigh the harm I have previously identified.
8. I consider that the width and depth of the proposed ground floor extension, combined with the existing two storey extension would dominate the original building, further unbalance the pair of semi-detached properties and consequently would not respect the character and appearance of the area contrary to policies DC1 and CS5 of the Middlesbrough Local Development Framework Core Strategy (2008) and the guidance set out in the SPD which seek, among other things, to ensure the high quality design of new development that is in keeping with character of the local area.

Other Matters

9. The appellant states that the extension is necessary to meet the accommodation needs of the family as a result of local unaffordability. I have not been provided with any substantive details as to the cost of accommodation locally or other circumstances that would result in its unaffordability to the appellant's family and while this is a matter that I give some weight to, it does not outweigh the harm I have identified previously.

Conclusion

10. For the reasons given above I conclude that the appeal should be dismissed.

Mark Brooker

INSPECTOR

