

## APPEAL DECISION REPORT

Ward: REDLANDS

Appeal No: APP/E0345/W/19/3243024

Application Ref:191267

Address: 69 Northumberland Ave

Proposal: First floor rear / side extension to facilitate 1no additional self-contained flat.

Case officer: Julie Williams

Decision level: Delegated. Refused 4<sup>th</sup> October 2019

Method: Written representations. Decision: Appeal dismissed

Date Determined: 8<sup>th</sup> October 2020

Inspector: Adrian Hunter BA (hons) BTP MRTPI

### 1. Background

1.1 The site is located on the corner of Northumberland Avenue and Newcastle Road. The application site has already been subject to a number of planning permissions to allow first the conversion of the shop and then additional residential development with a new house at the rear facing Newcastle Road and flats above the original shop. The grounds for refusal referred to the overdevelopment of the site by this latest application and the harm this would cause to residential amenity and available parking and no S106 for affordable housing.

### 2 Summary of the decision

2.1 The Inspector considered the main issues to be:

- The effect of the proposed development upon the character and appearance of the area;
- The effect of the proposed development upon the living conditions of nearby residents, with particular regard to overbearing and loss of outlook to 67 Northumberland Avenue;
- The effect of the proposal upon highway safety, in particular respect to vehicular parking; and
- Whether the proposal makes adequate provision for local infrastructure, in particular the provision of affordable housing.

2.2 On the first issue the Inspector found that the proposed development would “substantially reduce the visual separation between the appeal site and surrounding buildings” and “increase the overall scale and amount of built development on the site to such a degree that the extensions would no longer be subservient to the main dwelling. When viewed from the public realm, the development would therefore appear as a cramped form of development, indicative of overdevelopment on the site. As a result, the proposal would be out of keeping and harmful to the character and appearance of the area”.

2.3 On the second issue the Inspector found that “Due to the proximity, design and height of the proposed addition, the proposal would represent a visually intrusive and overbearing form of development, that would create a significant feeling of enclosure to the neighbouring property. This would be detrimental to the living conditions of the occupiers of 67 Northumberland Avenue”.

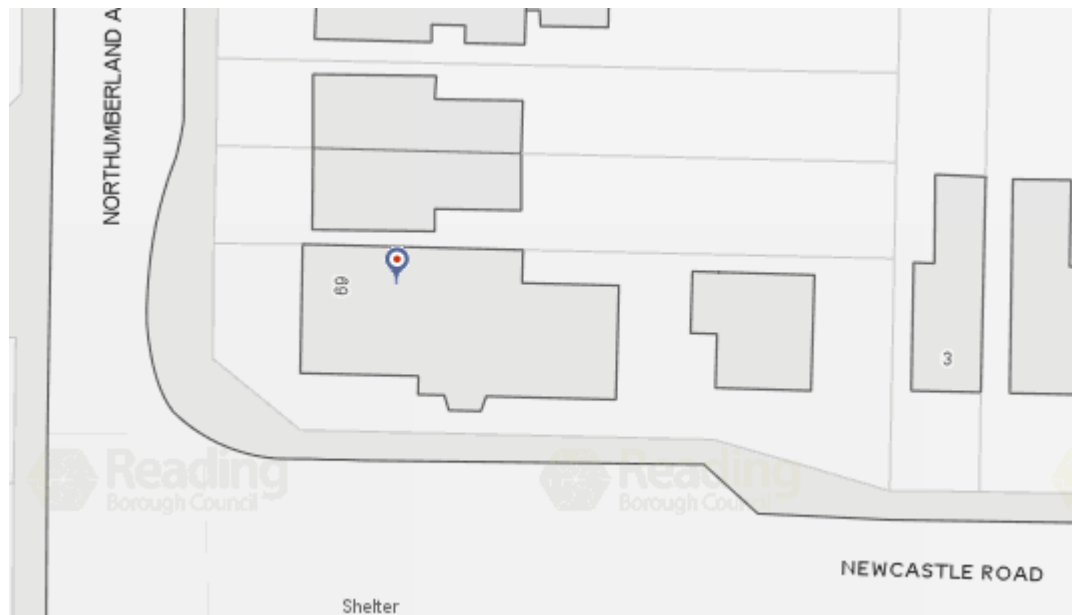
2.4 On the third issue the Inspector was not so persuaded by the Council’s reasons for refusal on parking provision grounds and as a Unilateral Undertaking had been provided to secure an affordable housing contribution the fourth issue had been addressed.

2.5 However, having balanced the issues the Inspector concluded that the Council’s reasons for refusal on the first two issues should be supported and dismissed the appeal.

### 3 OFFICER COMMENTS

3.1 When reaching the decision to refuse planning permission there were a number of elements (Location and design) that played in favour of the proposal so Officers are very pleased that the Inspector has endorsed the conclusion eventually reached by Officers. In essence, the site had been developed enough and the further development as proposed by the applicant would have been harmful for the amenity of neighbours and would detract from the appearance of the site and character of the area.

#### LOCATION PLAN



Case Officer: Julie Williams