

**APPEAL AGAINST SOUTH TYNESIDE COUNCILS DECISION TO
REFUSE
PLANNING PERMISSION**

PROPOSALS; PART TWO STOREY EXTENSION TO SIDE

LOCATION; 59 IONA ROAD, JARROW, NE32 4HY.

PLANNING REF ST/0691/21/HFUL

INTRODUCTION

This Appeal Statement is submitted in support of the proposals at 59 Iona Road in Jarrow and is aimed at overturning the council's decision to refuse the application.

The planning application was refused by South Tyneside Council on the **24th September 2021**.

THE SITE & ITS SURROUNDINGS

The existing house is a two storey, semi-detached house which is a common type of dwelling in this vicinity and the wider Jarrow area. The date of the houses is approximately the 1950 – 1960s. The area is predominantly residential and consists of mainly two storey houses with some bungalows opposite. There is a substantial open aspect which is grassed directly opposite which gives the area a very open feel.

The site is a corner plot with a substantial amount of surrounding land with garages adjacent to it. It is on the junction between Iona Road and Lanark Drive. The road running parallel to Iona Road (Fife Avenue) is not directly lined up with Iona Road in an orderly fashion and the side elevations are offset.

In the vicinity there are a number of dwellings that have been extended similar to our proposals and whilst it is accepted that they may have been built under former regulations I have highlighted them because they are a similar extension to that we have proposed.

In my opinion some are good and support our case whilst others highlight bad design. Our proposals replicate the former.

They are situated at

63 Lanark Drive – minimal setback with continuous roof line.

8 Perth Avenue – very similar to ours.

1 Perth Avenue – No setback and flush roof.

31 Brisbane Avenue – Flush with ridge in line. Very ordinary!

93 Perth Avenue – Similar to ours but with greater setback.

75 Perth Avenue







PROPOSALS

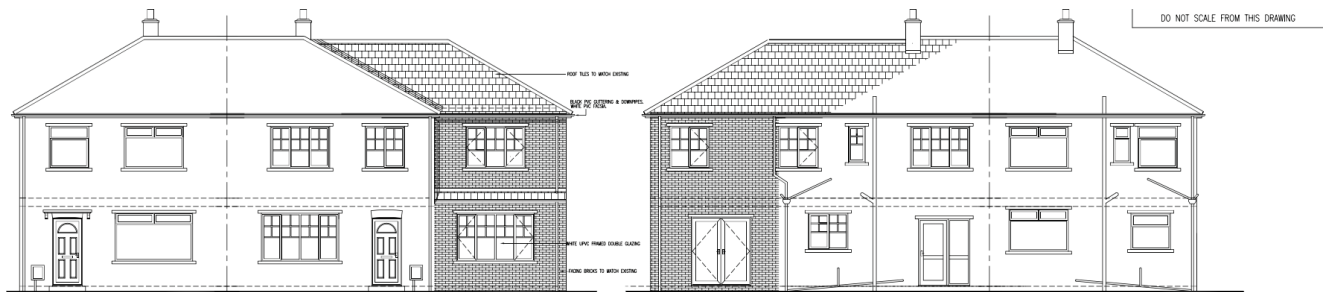
The application is for a two storey extension to the side of the existing house. This continues the lines of the existing floor plan on ground floor and we have stepped back the frontage at first floor level in line with policy. This has the consequence of lowering the roof. Whilst it is slightly wider than policy would permit, I would submit that the corner site affords a greater scope for this extension than a contained site. The setback also is in line with what other authorities will allow.

We have also retained the hipped roof to lessen the impact and giving the extension a softer appearance on the street scene.

The design, massing and form are all based on the existing house to form an attractive addition to this dwelling.

The proposals have been altered as we have proceeded with this application and reduced accordingly. We have accepted some of the planner's comments i.e. the size of the extension and setback. Also, the roof from gable to hip and lowered ridge line.

There became a point when my client considered it not worthwhile to reduce any further due to the land available, and hence we have arrived at this point.



PLANNING HISTORY

There is no relevant planning history.

REASONS FOR REFUSAL

The reasons that the application was refused are as follows, and are an extract from the Notice of Decision dated 24th September, 2021.

'The proposed two storey side extension, by virtue of its overall excessive scale and lack of subservience in relation to the host dwelling; would have an adverse impact on the appearance of the host dwelling, the adjoining semi-detached host property and it would result in an incongruous and over dominant structure that would be materially detrimental to the character and appearance of the street scene of which the property forms a part. The proposed development would not therefore accord with Policy DM1(A) of the South Tyneside Local Development Framework and the associated guidance contained within SPD9. HOUSEHOLDER DEVELOPMENTS

POLICY

The following policies were considered for the purposes of this application and subsequently this APPEAL.

As quoted above.

National Planning Policy Framework

REASONED ARGUMENT

The main arguments in this case are as follows: -

The council sets out at the beginning of the assessment are the impact the development will have on the visual and residential amenity.

Their argument is that the following factors are in conflict with the relevant planning policies.

They also acknowledge that the guidance may not be suitable in all situations.

They consider that the main design issues are whether the scale, massing, design proportions and location of the extensions are appropriate, having regard to the size and character of the existing property and pair of semidetached properties, considering its relationship with the surrounding street scene.

I would argue in favour of the application as follows;

The size of the proposals, in my opinion would be acceptable for the following reasons. The street scene from Iona Road would remain in a similar form as the proposals form a minor extension that continues the existing lines and appearance of the existing street scene.

The proposals are similar to the existing situation albeit 4m further along.

Whilst I acknowledge the role that the guidance in Policy plays, I would submit that this situation is vastly different from the situation that the guidance normally refer to.

In Section 7.6 of the Officers Report it does indeed refer to corner plots and says the following;

To preserve the character of the street scene 2 storey side extensions and first floor side extensions on corner plots should not extend beyond the building line of the return side street frontage. If no clear building line is clearly identifiable along the side street such extensions should seek to retain a minimum side space from the plot boundary.

There is actually 4.250m to the plot boundary which far exceeds the requirements and there is a footpath after that which adds to the open vista. The roads surrounding the site

are all really spaced, and this gives the area an open feel. Our proposals hardly impact the area and the general character.

Policy is aimed at stopping a terracing affect and the location of this dwelling on a corner site and with an offset building line will not be affected by this. The end of a row will eliminate this scenario.

My client wanted a larger extension, and this was a compromise that was decided upon. In my dealings with other authorities the distance to the boundaries is 2.0m from extension to boundary line.

We also considered that the surrounding area was open and there were variations to the houses. These variations did not detrimentally affect the street scene.

Each element of the proposals were carefully considered, and we have tried to incorporate all of the suggestions given by the planners but have reached a point where any smaller extension would be unacceptable for my client's purposes.

We have carefully considered the latest design in terms of scale, massing design and feel that we have what is a totally acceptable scheme. We will of course accept the decision of the Inspector and if any minor changes are suggested then we would be happy to accept those if it was vital to a decision.

The proposals, in my opinion look acceptable taken in the context of the surroundings. In terms of Policy the proposals also appear to be acceptable because of the spacious surroundings, a point that has been referred to in the officer's comments.

I do not think that the proposals are of an excessive scale and is lacking subservience to the host and adjacent building is an appropriate point for refusal. We have attached a drawing showing the adjacent property attached for information.

I don't think also that it forms an incongruous and over dominant structure as been suggested and that it would be materially detrimental to the street scene. This statement would just not be the case and the whole Appeal probably rests on this view.

GENERAL

My clients have wholeheartedly embraced this dwelling to house their expanding family and the space required in the proposals would suit their individual and unique circumstances. The proximity to work, schools and public transport is vitally important to my clients and socially and economically this house is their perfect fit.

The proposals, I suggest would enhance the local environment and the design is acceptable in my opinion whilst fulfilling all needs of my client.

The planners suggest that the extension would dominate the corner and affect the street scene.

I do not agree that it will adversely affect the street scene.

I disagree with all the aforementioned points.

SUMMARY

With the foregoing in mind I would ask that the decision of the council be overturned.

My submission is outlined in this document and is primarily based on the reasons for refusal.

It seems that there is an aspect of policy that is the reason for refusal. As happens at various times there is sometimes good reasons to take the policy as a guideline and take an overall view of the proposals.

I, therefore, ask that the council decision be overturned.