

APPEAL BY MR MULLINER AGAINST THE DECISION OF THE COUNCIL TO REFUSE PLANNING PERMISSION FOR A DETACHED GARAGE AT 21 EDDISBURY DRIVE, NEWCASTLE

<u>Application Number</u>	13/00583/FUL
<u>LPA's Decision</u>	Refused by delegated powers 12th September 2013
<u>Appeal Decision</u>	Dismissed
<u>Date of Appeal Decision</u>	30th December 2013

The full text of the appeal decision is available to view on the Council's website (as an associated document to application 13/583/FUL) and the following is only a brief summary.

The Inspector considered the main issue to be the effect of the proposed development on the character and appearance of the dwelling and the surrounding area. In dismissing the appeal, she made the following comments:

- The proposed garage would be subordinate to the dwelling in terms of its height and size. However, it would be sited 12m forward of the main frontage of the dwelling and 4m forward of the existing double garage. Consequently, it would appear somewhat unrelated to the main dwelling.
- The appeal proposal would be sited within the open area in front of the attached double garage. It would appear as a prominent feature within the street scene and would block the existing open vista along Eddisbury Drive and Draycott Drive. The proposed garage would be screened by hedging but this in itself would further diminish the open aspect of the surrounding area.
- Although the Council has approved a garage elsewhere on the estate which is sited forward of the dwelling, it has a different context to the appeal site as it does not project out into an open aspect which provides an important contribution to the character of the area. Consequently, it is not such a prominent feature within the street scene as the appeal proposal would be and therefore does not provide a direct comparison.
- To conclude, therefore, the appeal proposal if permitted would cause material harm to the character and appearance of the dwelling and the surrounding area.

Recommendation

That the decision be noted.