

APPEAL BY MR JOHN BROWN AGAINST THE DECISION OF THE COUNCIL TO REFUSE PLANNING PERMISSION FOR THE CHANGE OF USE AND EXTENSION OF EXISTING GARAGE AT SUB GROUND FLOOR LEVEL AND NEW PORCH AT GROUND FLOOR LEVEL AT 2 HAWTHORN GARDENS, TALKE

Application Number 21/00532/FUL

LPA's Decision Refused on 25th May 2021 under delegated authority

Appeal Decision Dismissed

Date of Decision 23rd March 2022

Appeal Decision

The Inspector identified the main issues to be the effect of the proposed development on the character and appearance of the area.

The Inspector considered that the development would appear prominent and incongruous in the street-scene and would unacceptably harm the existing sense of design symmetry across the seven terraced bungalows in Hawthorn Gardens.

The Inspector concluded that the proposal would cause significant harm to the character and appearance of Hawthorn Gardens. Therefore, it would not accord with the design, character and appearance requirements of policy CSP1 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026, policy H18 of the Newcastle-under-Lyme Local Plan 2011 (adopted 2003) and Chapter 12 of the National Planning Policy Framework 2021.

For this reason the appeal was dismissed

The planning decision setting out the reasons for refusal and the appeal decision in full can be viewed via the following link;

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00532/FUL>

Recommendation

That the appeal decision be noted.