

DERWENTSIDE DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE

8TH MARCH 2007

REPORT OF THE DIRECTOR OF ENVIRONMENTAL SERVICES

APPEAL DECISION

Appeal against the refusal to grant full planning permission for the erection of one dwelling and detached garage at Land to the west of 20-22 Harelaw-Gardens, Harelaw

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1. A planning application was refused under the Council's delegated powers for the above development in June 2006. The reason for refusal was:-

'The dwelling as proposed would constitute encroachment into the open countryside without benefiting the rural economy, would extend beyond the existing built up area of the settlement, is not considered appropriate to the existing pattern and form of the development in the settlement, and would therefore be contrary to Policies EN1, EN2 and HO5 of the Derwentside District Local Plan.'

2. The appeal was considered under the written representations procedure, and a copy of the Inspectors decision letter is attached. The Planning Inspector dismissed the appeal.
3. The Inspector found the appeal site to be visible from a number of public viewpoints, and in his opinion, the design, height and bulk would be inappropriate to the area especially given its Local designation as one of High Landscape Value.
4. The Inspector was not convinced that the small selection of sites indicated in the appellant's evidence demonstrated that a comprehensive search had been undertaken in such a locally sensitive area. The Inspector therefore concluded that the proposal would have a harmful effect on the character and appearance of the area and as such the appeal was dismissed.

Recommendation

5. The decision be noted.

Report Prepared by Mr Shaun Wells, Senior Area Planning Officer

