

Planning Services

COMMITTEE REPORT

APPEAL UPDATE (EASINGTON AREA OFFICE)

1. APPEAL DECISIONS:

Appeals by Mr Michael Wilson

Site at 2 Bath Terrace, Seaham, SR7 7EZ

Planning Reference- PL/5/2010/0260 and PL/5/2010/0261

Appeals were lodged against the Council's refusal of planning permission and Listed Building Consent for the retrospective erection of decking and balustrade on top of an existing garage/workshop at the site. Previously permission was refused, under delegated powers, because of its size, design and location which resulted in an excessive and unduly prominent form of development, which was detrimental to the character and appearance of the Conservation Area and Listed Building as well as adversely affecting the residential amenities enjoyed by the occupants of adjoining and nearby properties in terms of visual intrusion, overlooking and loss of privacy. It was therefore considered that the proposed development was contrary to Local and National Planning Policy.

Both appeals were allowed and a condition requiring that details of the balustrade be submitted and completed in accordance with submitted plans was attached to the decision.

The appeal was allowed as the Inspectorate considered that, due to the separation of the Listed building from the structure, there was no harmful impact upon the setting of the Listed building. In addition it was considered that the works sit comfortably with the existing garden features, and would therefore not adversely impact upon the character or appearance of the Conservation Area. It was also considered due to the open nature of the garden areas that the decking would not adversely impact upon the current levels of privacy enjoyed at the site.

Recommendation:

That the report be noted.
