



Planning Services

COMMITTEE REPORT

APPEAL UPDATE

DECISIONS RECEIVED:

APPEAL REF: APP/X1355/D/12/2181226

LPA REF: 7/2012/0115/DM

APPEAL AGAINST THE REFUSAL OF PLANNING PERMISSION FOR THE ERECTION OF FIRST FLOOR SIDE EXTENSION AT THE WINDMILL, MERRINGTON ROAD, FERRYHILL, CO. DURHAM

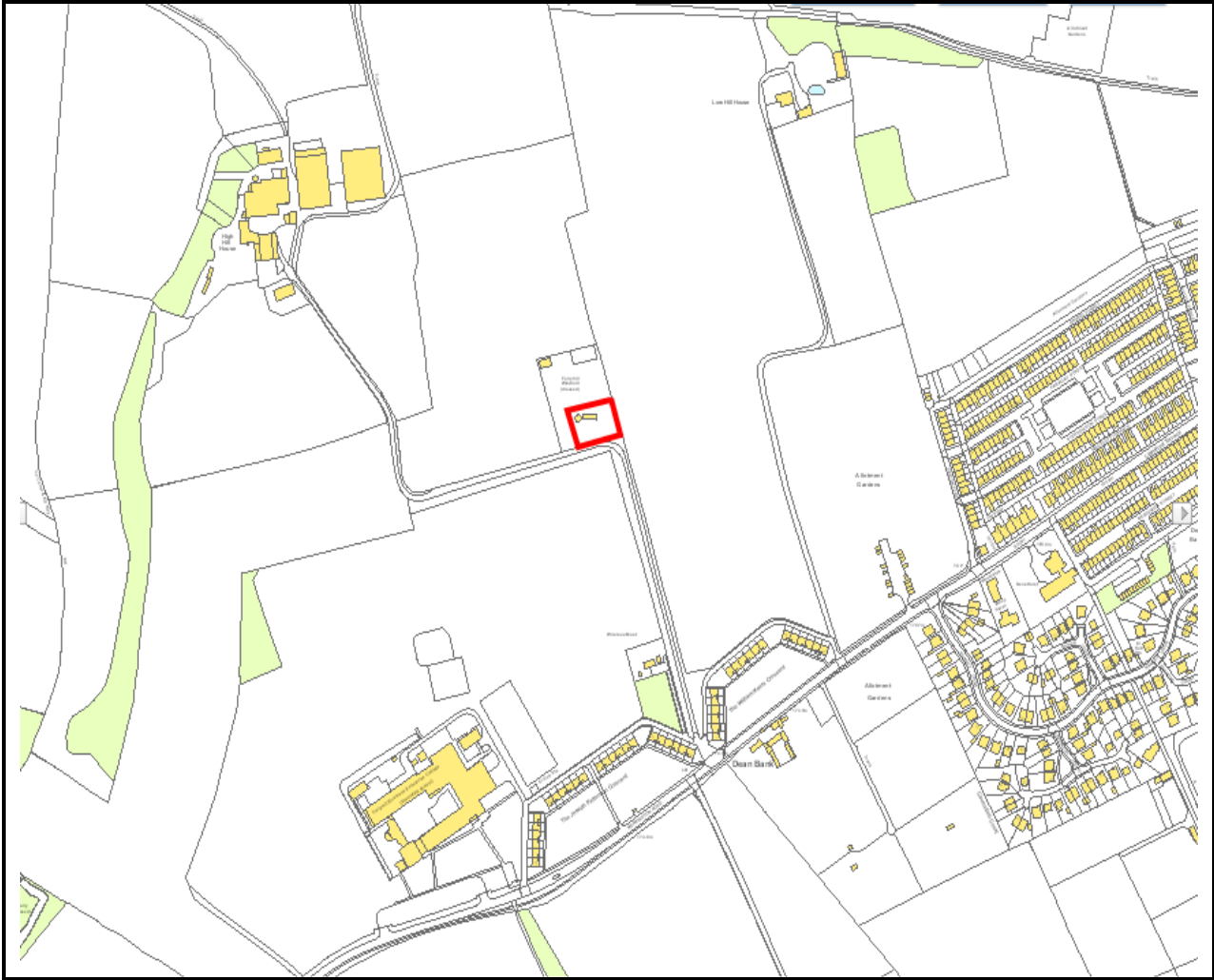
1. This appeal relates to a planning application for the erection of a first floor side extension barn at The Windmill, Merrington Road, Ferryhill. The application was refused under delegated powers on 12 June 2012 for the following reason:

The Local Planning Authority considers that the scale and position of the proposed first floor extension would, when considered cumulatively, result in an extension to the original windmill of such a size and scale that it would no longer be subservient to and would significantly detract from the historic character and appearance of the windmill. This would be contrary to policies D1, H15 and the RESPD of the Sedgfield Borough Council Local Plan.

2. The appeal was **dismissed**. In arriving at the decision the Inspector considered the following issues:
3. Despite the proposed extension being in itself a small addition to the property, and being set lower than the main two storey house, it would follow the forward projection of the existing single storey addition, with a half height dormer breaking the eaves which would increase its apparent height. This vertical emphasis would be increased by the additional height of the external gable chimney at this side, which would also be raised as part of the proposal. Overall, the impression would be of a two storey addition at the end of the existing house that would be prominent due to its forward position and which would appear to increase the original volume of the house by more than a third again.
4. The extension would 'tip the balance' so that the visual emphasis between the new building mass and the original windmill tower would be severely eroded and the house would become the dominant element, rather than the windmill.
5. No costs were awarded to either the appellant or the Local Authority.

RECOMMENDATION

6. That the decision is noted.



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Erection of first floor side extension at The Windmill, Merrington Lane, Ferryhill (7/2012/0115/DM)

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Comments

Date 21 February 2013

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