
Appeal Decision

Site visit made on 28 November 2016

by Gareth W Thomas BSc(Hons) MSc(Dist) PGDip MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 06 December 2016

Appeal Ref: APP/B0230/D/3158966

85 Halfway Avenue, Luton, Bedfordshire LU4 8RA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr I Tower against the decision of Luton Council.
 - The application Ref 16/01122/FUL, dated 12 June 2016, was refused by notice dated 12 August 2016.
 - The development proposed is for a side extension and garage conversion.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this appeal is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal property is one of a pair of semi-detached houses set in a corner plot and presenting itself at an angle onto the junction of Halfway Avenue with Bradley Road. The properties have full height bay windows to the front within two storey hipped roofed projections. These are characteristic features of the area and provide a balance and symmetry to the built form in the local context.
 4. The proposal would see the conversion of the existing garage set well back within the plot and its incorporation into what would be a narrow single storey flat roofed extension with a short mono pitched upstand roof to the front. The extension would run a considerable length of the side garden and although set back behind the front façade, would run continuously for a length of some 15.9m. The facing materials and windows to the front and rear would generally match those of the existing house.
 5. It is acknowledged that there are a number of flat roofed extensions at other properties in the locality. However, having regard to the angled positioning of the property at the road junction, the side elevation is particularly prominent from Bradley Road. Due to its length and flat roofed design, the extension would appear overly dominant and out of keeping with the pitched roofed design of the existing house.
 6. For the reasons set out above I consider that the proposed extension would cause significant harm to the character and appearance of the host property
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and the surrounding area. Accordingly it would conflict with Policies LP1, ENV9 and H4 of the Luton Local Plan which capture the principles embodied within the National Planning Policy Framework. These policies seek a good standard of design that improves the environment and enhances the character and appearance of existing buildings and the area generally.

7. For the above reasons, I conclude that the single storey extension incorporating a mainly flat roofed design is not in conformity with the development plan and having regard to all other matters raised including the ability of the appellant to carry out works under permitted development, this appeal is dismissed.

Gareth W Thomas

INSPECTOR