
Appeal Decision

Site visit made on 8 December 2016

by Richard McCoy BSc MSc DipTP MRTPI IHBC

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

Decision date: 17 January 2017

Appeal Ref: APP/C2708/D/16/3162307

26 Manse Way, Sutton-in-Craven, Keighley BD20 8BX

- 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 Andrew Kaminski against the decision of Craven District Council.
 - The application Ref 66/2016/17177, dated 18 July 2016, was refused by notice dated 6 September 2016.
 - The development proposed is a 1st floor bathroom extension.
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Decision

1. I dismiss the appeal.

Main Issue

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

Reasons

3. The appeal site forms one half of a pair of semi-detached houses located on the north side of Manse Way, a residential development in the village of Sutton. Proposed is a 1st floor bathroom extension over the existing porch to the building's front elevation. The external finishes would match the host dwelling. This is a resubmission of refused application 66/2016/16920 and differs insofar as the design now extends the existing pitch of the main roof over the proposed 1st floor extension, incorporating a roof-light. The extension is of a small scale and I note the appellant's view that the existing bathroom is small and his desire to avoid altering existing rooms to provide more bathroom space within the existing volume of the house.
 4. The area is characterised by a mix of dwelling types including 2 storey semi-detached houses and detached bungalows. They display a variety of finishes and in the main are set back from the highway with a fairly regular building line. No. 26 was previously extended to the front with the addition of a porch. Notwithstanding this reduction in symmetry at ground floor level between no. 26 and its attached neighbour, and the design revisions to the roof shape, I consider that the proposal would be an incongruous addition to the street-scene that would be prominent in views along Manse Way.
 5. I note the appellant's argument that the different designs and extensions of the dwellings of the area has resulted in a completely informal and haphazard
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housing layout that has no character or pleasing appearance. However, while there are a variety of styles and finishes, I observed that the appeal site stands within an attractive suburban street which in the main has an ordered appearance. The proposal would introduce a discordant element that would detract from the character and appearance of the host building and its attached neighbour in particular, and the surrounding area in general.

6. This would be contrary to saved Policy H20 of the adopted Craven District (outside the Yorkshire Dales National Park) Local Plan and its Supplementary Guidance Appendix F. These seek to ensure that development, in terms of design, scale, appearance and materials, respects the original property and would not have an adverse effect on the street-scene.
7. From my observations, I agree with the Council that the proposal would be unlikely to harmfully change the living conditions of the occupiers of nearby dwellings. However, this would not outweigh the harm to the character and appearance of the host dwelling and the surrounding area.
8. For the reasons given above, and noting the engagement by the appellant with the Council in respect of design matters associated with the proposal, I conclude that the appeal should be dismissed.

Richard McCoy

Inspector