

Appeal Decision

Site visit made on 4 January 2017

by Julia Gregory BSc (Hons), BTP, MRTPI, MCMI

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

Decision date: 06 February 2017

Appeal Ref: APP/U2805/D/16/3162975

2 Sargent Road, Corby NN18 9LX

- 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 Blerim Hida against the decision of Corby Borough Council.
 - The application Ref 16/00352/DPA, dated 17 August 2016, was refused by notice dated 12 October 2016.
 - The development proposed is a two storey rear extension and single storey side extension.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect on the character and appearance of the area and the effect on the living conditions of the occupiers of No 27 Blake Road in respect of privacy.

Reasons

Character and appearance

3. No 2 Sargent Road is a semi-detached dwellinghouse which is located on the corner of Sargent Road with its flank elevation facing Blake Road, within a residential estate.
 4. The development would comprise a two storey rear extension with a pitched roof directly at the rear of the dwellinghouse with a single storey extension at the side. The side extension would have a partial lean-to roof design incut by a flat roof section to allow for a window to be inserted into the side elevation of the dwelling. It would also have a gable end feature to part of its length and narrow slit high level windows in its side elevation. The extension would be set back from the front of the house.
 5. The side extension would be sited close to Blake Road. Its complicated design and disjointed roof relationship with the bulky two storey extension projecting above a retained boundary fence would be a discordant feature in the street scene. This would be harmful to the character and appearance of the area.
 6. I acknowledge that this elevation would face onto an estate road, in a modern residential estate. However, dwellings are simple in design and rather than adding interest because of its design, the extension would be out of character with the simplicity of design of dwellings locally. It would be prominent because
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it would be sited on a corner where it would be open to extensive view from the streetscene, even though set back slightly from the edge of the highway.

7. I note the two storey extension built at No 25 Blake Road close to the road but that is a more simple elevation to the corner than the development proposed. The single storey side extension at the corner of Leighton Road and Gainsborough Road is again not similar to the appeal proposal being much simpler in its roof design and flank elevation where it is close to the road, and not incorporating a two storey set back element. I acknowledge that the appellant has sought to overcome previous concerns of the Council, but the resulting design is harmful to the character and appearance of the area as already identified.
8. I conclude that the development would be harmful to the character and appearance of the area. This would be contrary to Saved Policy P10(R) of the Corby Borough Local Plan (LP) which requires that development does not adversely affect the appearance of the house and the surroundings. It would also be contrary to Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031 (CS) which sets place shaping principles including creating a distinctive local character and sections 7 and 11 of the national Planning Policy Framework (the Framework) which advocate good design.

Living conditions

9. The rear garden has a depth currently of some 13.37m according to the application plan. The two storey extension would project rearwards by some 4m and so the rear wall of the extension would be some 9.37m from the rear boundary with No 27 Blake Road. There would be two first floor windows facing towards the rear of No 27.
10. The appellant gives a combined distance of some 20.4mm between opposing elevations. The Council has not brought to my attention any standards relating to any necessary distances between properties. Nonetheless, it seems to me from my observations on the site visit and the plans that the resulting garden depth at the appeal property would be rather short and the windows would be directly facing towards both the garden and two first floor windows in the opposing elevation at No 27. This would be oppressive on overall privacy taking both these two aspects into account, and significantly worse than overlooking from the current first floor.
11. I conclude that the development would be harmful to the living conditions of the occupiers of No 27 Blake Road in respect of privacy. This would be contrary to saved LP Saved Policy P10(R), CS Policy 8 and the Framework which all seek to ensure a good standard of amenity.

Conclusions

12. For the reasons given above, and having considered all other matters raised, I conclude that the appeal should be dismissed.

Julia Gregory

Inspector