

Appeal Decision

Site visit made on 27 February 2017

by Chris Couper BA (Hons) DiP TP MRTPI

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

Decision date: 13 March 2017

Appeal Ref: APP/C1760/D/17/3167944

10 Dixons Lane, Broughton, Hampshire SO20 8AW

- 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 Mrs Sarah Palmer against the decision of Test Valley Borough Council.
 - The application Ref 16/01873/FULLS, registered by the Council on 15 September 2016, was refused by notice dated 11 November 2016.
 - The development proposed is a two storey front extension.
-

Decision

1. The appeal is dismissed.

Procedural matter

2. On the appeal questionnaire the council states that the site is adjacent to the Broughton Conservation Area ('the CA'), but it does not allege in the decision that its setting would be harmed. Given the site's location, where the scheme would generally be seen against the backdrop of the existing terrace and would not impact on significant views to or from the CA, I conclude that the CA's character and appearance would be preserved.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host property and the area.

Reasons

4. No. 10 Dixons Lane sits towards the middle of a short terrace whose ridge line is orientated parallel to the road. The dwellings in the terrace have a very consistent form with their two storied front elevation set behind a much smaller, single storey flat-roofed projection. Given the dwellings' similar facing materials, fenestration and form, they have a very regular, symmetrical and cohesive appearance. The nearby terraced and semi-detached properties on Hinwood Close are in a broadly similar style.
5. The proposal would be faced with materials to match the host dwelling. However, given that its two storey mass would project towards the highway, and that its front-facing roof would be gabled, the resultant dwelling's form would be markedly changed, and it would appear significantly different from the

other dwellings in this terrace. Although the appellant maintains that the scheme would add character, in my view that contrast would jar with the rhythm and uniformity of the remainder of this terrace, and with other similar nearby development. Given the terrace's prominent location close to the edge of the highway, the significant harm that would be caused would be clearly visible in the streetscene.

6. Policy E1 of the Test Valley Borough Revised Local Plan 2011 – 2029 (2016) states at a) that development should integrate with, respect and complement, the character of the area in terms of matters including layout, appearance and building styles. For the reasons above the scheme would harm the character and appearance of the host dwelling, the terrace and the area, and would therefore conflict with that policy.
7. The appellant states that this scheme would address her family's needs for a third bedroom, without being forced to move out of the village (including its facilities and community), due to the cost of housing. I do not have details of the 'other avenues' that she states have been exhausted, but I have no reason to doubt that housing costs may make it hard to find suitable accommodation. Nevertheless, from the limited evidence before me on this matter, I am not persuaded that the benefits to the appellant and her family outweigh the significant harm that I have found the scheme would cause.
8. Whilst I have considered additional matters raised by Broughton Parish Council and by a neighbouring resident, they have not been determinative in this appeal. For the above reasons, and having regard to all other matters raised, the appeal is dismissed.

Chris Couper

INSPECTOR