
Appeal Decision

Site visit made on 13 March 2017

by David Cross BA (Hons), PGDip, MRTPI

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

Decision date: 12 April 2017

Appeal Ref: APP/C2741/W/16/3165011
20 Cornlands Road, York YO24 3DU

- 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 Simon Hamilton against the decision of City of York Council.
 - The application Ref 16/01212/FUL, dated 17 May 2016, was refused by notice dated 5 August 2016.
 - The development proposed is erection of detached two storey dwelling.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The proposal would consist of a detached dwelling located to the side of the semi-detached properties of 18 and 20 Cornlands Road. Whilst the area to the south of Cornlands Road contains a mix of building forms and uses, the area to the north which includes the appeal site has a more suburban residential character consisting of semi-detached dwellings and short terraces in a regular and well-spaced layout.
 4. The proposed dwelling would reflect the eaves height, hipped roof and fenestration of the immediately adjacent dwelling of No 20. However, it would not reflect the predominant ridge line and substantial appearance of the dwellings extending along the northern streetscape of Cornlands Road. Furthermore, whilst the dwelling would be served by amenity areas to the front and rear, its location in close proximity to the extant dwelling and the side boundary would result in a dwelling of a cramped and constrained appearance. The asymmetric siting of the dwelling in the gap between 20 and 22 Cornlands Road would also be at odds with the prevailing well-spaced layout of this residential area.
 5. Although the proposal would not project forward of the building line, I saw that it would be readily visible from Cornlands Road. Whilst it would be subservient to the adjacent dwellings, this in itself would be out of character with the dwellings in this area. In effect, the proposal would result in a diminutive and incongruous addition to the streetscape.
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6. I am mindful that the proposal would add to the supply and mix of housing in the area, albeit to a small degree. It would be in a relatively sustainable location and residents of the dwelling would have convenient access to local services. I note that the appellant suggests that the existing unattractive parking area to the front of the property could be improved as a result of the proposal. I also acknowledge that the development has been proposed to address concerns of Council Members expressed in relation to a previous proposal for an extension to No 20. However, these matters do not overcome the harm that I have identified.
7. For the reasons stated above, I conclude that the proposal would be harmful to the character and appearance of the area. It would therefore conflict with Policies GP1, GP10 and H4a of the Draft City of York Development Control Local Plan 2005 (LP) in respect of design, scale and the effect on the character and amenity of the local environment. It would also be contrary to the provisions of the National Planning Policy Framework in respect of securing good design.

Other Matters

8. I have taken into account the concerns raised locally in relation to privacy, loss of light, the number of residents, car parking, noise, waste storage and property values. However, consideration of these matters has not led me to a different conclusion on this appeal.

Conclusion

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

David Cross

INSPECTOR