
Appeal Decision

Site visit made on 8 May 2017

by Jonathan Price BA(Hons) DMS DipTP MRTPI

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

Decision date: 19th May 2017

Appeal Ref: APP/W0530/W/17/3168482

62 Earith Road, Willingham, Cambridgeshire CB24 5LS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr Bentham against South Cambridgeshire District Council.
 - The application Ref S/1826/16/FL, is dated 30 June 2016.
 - The development proposed is new box dormer window to extend over existing first floor balcony, with minor modelling to front façade.
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Decision

1. The appeal is allowed and planning permission is granted for new box dormer window to extend over existing first floor balcony, with minor modelling to front façade at 62 Earith Road, Willingham, Cambridgeshire CB24 5LS in accordance with the terms of the application Ref S/1826/16/FL, dated S/1826/16/FL, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 16-364 GA001, 16-364 GA006 A, 16-364 GA007 A, 16-364 GA008, 16-364 GA009 A.

Main issue

2. The evidence is that the Council were intending to recommend this proposal for refusal in relation to concerns over its scale and design and the impact on the existing dwelling. Therefore, the main issue is the effect the new box dormer window would have on the character and appearance of this house.

Reasons

3. The existing dwelling forms part of a frontage of ribbon housing development along the Earith Road which extends north from the attractive village of Willingham in the Cambridgeshire fens. There is a quite pleasing mixture of housing along this street of varying designs and ages. No 62 appears to be of a custom-built, post-war design. It comprises a two-storey house with a single-storey element projecting along part of the front, over which the main roof extends in a cat-slide form, with the remainder set back with a less extensive flat roofed element providing a balcony to the upstairs master bedroom.
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4. The proposal adds a box dormer to the master bedroom extending out at the front and replacing the existing balcony. The box dormer would be of a simple contemporary design, with a zinc-clad external finish, and be cantilevered above a remodelled porch façade. Overall, the proposal would fit in acceptably with the proportions of the existing dwelling and comprise a simple contemporary addition which would both enhance and up-date the rather unremarkable appearance of the existing house.
5. The unfussy design and subordinate scale of the front addition would blend in well with the form of the present dwelling without being overwhelming or contrasting harmfully with it. The proposal would generally comprise a satisfactorily-designed contemporary enhancement to this somewhat average-looking property. The Council has not provided any development plan policies against which to assess this proposal. Nonetheless, this scheme would result in no harm to the character and appearance of the dwelling and instead comprise a well-considered up-dating of its design involving a relatively modest extension in size.

Conclusion

6. In addition to the standard time limit of three years for the commencement of this scheme I have imposed a condition specifying the relevant drawings as this provides certainty. Subject to these conditions I conclude that the appeal should be allowed.

Jonathan Price

INSPECTOR