

Appeal Decision

Site visit made on 22 May 2017

by Elizabeth Lawrence BTP MRTPI

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

Decision date: 26 May 2017

Appeal Ref: APP/W1715/D/17/3171868

3 Beacon Mews, Beacon Road, West End, Southampton, SO30 3JX.

- 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 Aaron Noke against the decision of Eastleigh Borough Council.
 - The application Ref F/17/79755 dated 16 December 2016, was refused by notice dated 28 February 2017.
 - The development proposed is for a first floor front extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the scheme on the character and appearance of the host property, the street scene and the locality.

Reasons

3. Beacon Mews comprises a narrow, winding access drive which serves five individually designed detached dwellings. The two dwellings close to the entrance to Beacon Mews occupy wide plots and one includes a large two storey gable feature at the front. The three dwellings at the southern end of Beacon Mews are clustered together and occupy smaller plots.
 4. The dwelling at 1 Beacon Mews (No.1) is designed with a two storey gable at the front which is prominent in views when approaching from the west along Beacon Mews. The dwelling at 2 Beacon Mews (No.2) and the Appeal dwelling are screened from most of the access drive, due to their siting to the rear of Beacon Lodge. Where they can be seen the dwelling at No.2 occupies a discrete position set back from the drive and the Appeal dwelling is to some extent dominated by its double garage.
 5. Amongst other things policy 59.BE of the Eastleigh Borough Local Plan 2001 – 2011 (Local Plan) and policy DM1 of the Submitted Eastleigh Borough Local Plan 2011 – 2029 (Emerging Local Plan) require proposals to take full and proper account of the context of the site, including the character and appearance of the locality. Proposals should enhance the character and appearance of urban areas where possible. The National Planning Policy
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Framework (NPPF) similarly states that new development should respond to local character and add to the overall quality of an area.

6. The proposed first floor extension would result in a large and extremely dominant front projection with large unrelieved flank walls and expansive areas of brickwork on the front elevation above ground floor level. It would totally dominate the host dwelling and the approach to and outlook from the adjacent dwellings at Nos.1 & 2. Together, the existing southerly flank elevation of the host dwelling and the proposed resultant front projection would be visually stark and overbearing. It would have an urbanising impact on this small group of dwellings and the immediate area.
7. This harm would outweigh the benefits for the Appellant and his family that would result from the proposed additional living accommodation. It is not a matter that could be dealt with by the imposition of conditions.
8. With regard to the approved extension at Beacon Lodge, few details have been submitted and so it is not possible to compare the two schemes. However, Beacon Lodge occupies a large site and has a significant amount of space around it. Consequently even if the two extensions were comparable their impact on their surrounding would likely be different. The concerns raised regarding the Council's handling of the Appeal application and a previous application are not material to the consideration of the merits of the appeal scheme. They are a matter that could be taken up directly with the Council.
9. I conclude that the proposed scheme would materially harm the character and appearance of the host building, the immediate street scene and the locality. It would therefore conflict with policy 59BE of the Local Plan, policy DM1 of the Emerging Local Plan and the NPPF. It would also conflict with the Eastleigh Borough Council Supplementary Planning Document: Quality Places (2011), which seeks to ensure that extensions respect the design detailing and proportions of the host building.

Elizabeth Lawrence

INSPECTOR