

Appeal Decision

Site visit made on 23 May 2017

by J A B Gresty MA MRICS

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

Decision date: 02 June 2017

Appeal Ref: APP/K2610/D/17/3168498

Dre Blaen, 247 Reepham Road, Hellesdon, Norwich NR6 5QH

- 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 David Hopkins against the decision of Broadland District Council.
 - The application Ref 20161976, dated 13 November 2016, was refused by notice dated 9 January 2017.
 - The development proposed is a loft extension and remodelling front of property including a new gable fronting onto Reepham Road.
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Decision

1. The appeal is allowed and planning permission is granted for a loft extension and remodelling front of property including a new gable fronting onto Reepham Road at Dre Blaen, 247 Reepham Road, Hellesdon, Norwich NR6 5QH in accordance with the terms of the application, Ref 20161976, dated 13 November 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 0042.4, 0038.1, 0042-3 Rev A and 0042-2.

Main Issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of the local area.

Reasons

3. The appeal property is a detached bungalow with first floor accommodation built into its roof space. The bungalow forms part of a cluster of modestly sized bungalows on the south-west side of Reepham Road. Most of these bungalows have hipped roofs of similar height and, whilst they may have been of similar original design, many of the roofs have had alterations and additions, resulting in the roofs of the bungalows having a varied appearance. Also, the front elevations of some of the bungalows have had alterations and additions and the bungalows stand different distances from the road, resulting in an indistinct building line. Overall, whilst hipped roofs are a characteristic of the bungalows,
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cumulatively the differences in the appearances of the properties result in the cluster of bungalows having a varied character and appearance. This is reflective of the local area which is characterised by a mixture of single-storey and two-storey dwellings of varied size and design, giving this part of Reepham Road a very varied character and appearance.

4. The appeal proposal includes extension of the front elevation of the property's roof to form a front facing gable. Whilst the gable would be different in appearance to the neighbouring hipped-roofed properties, the height of the roof would remain unchanged and the extension would not project forward of the existing front elevation of the dwelling. In these respects the size and bulk of the proposed development would be in keeping with the host property and the neighbouring properties.
5. The front elevation of the dwelling would be re-clad with a mixture of brick, render and timber boarding and would have plate glass windows installed. These changes would give the property a relatively contemporary appearance in comparison to the other nearby bungalows. However, there are other similar gabled dwellings in the local area and, bearing in mind the modest size of the extended bungalow, the remodelled front elevation would not stand out unduly prominently in the street scene.
6. The rear elevation of the existing bungalow is gabled and the proposed front extension would be in keeping with this. Whilst there are only very oblique views of the rear part of the bungalow's roof from the road, the proposed changes to the front of the building would give it a balanced and designed appearance.

Conclusion

7. At the heart of the National Planning Policy Framework (the Framework), there is a presumption in favour of sustainable development. Good design is a key aspect of sustainable development and Framework paragraph 58 indicates the new development should respond to local character and reflect the identity of local surroundings and materials whilst not preventing appropriate innovation. Whilst the proposed development would result in considerable change to the appearance of the appeal property in the street scene, the extended dwelling would be in keeping with the varied character and appearance of the local area. Accordingly, with regard to its effect on the character and appearance of the local area, the proposed extension would represent sustainable development as sought by the Framework and it would meet with the requirements of good design sought by Policy 4 of the Joint Core Strategy for Broadland, Norwich and South Norfolk and Policy GC4 of the Broadland District Council Development Management DPD. Therefore, for the above reasons, I conclude that the appeal should be allowed.

Conditions

8. For the sake of clarity, I impose a condition requiring the development to be carried out in accordance with the approved plans.
9. The Council has suggested a condition which would require the external surfaces of the development to be constructed using materials which match

those of the existing building. However, the appeal proposals include the use of other materials and such a condition would not be appropriate.

J A B Gresty

INSPECTOR