
Appeal Decision

Site visit made on 30 May 2017

by R Norman BA (Hons) MA MRTPI

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

Decision date: 27th June 2017

Appeal Ref: APP/Y2620/D/17/3171443

Fairway, 2 Links Road, Sheringham, Norfolk NR26 8LP

- 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 and Mrs Mike Greene against the decision of North Norfolk District Council.
 - The application Ref PF/16/1175, dated 22 August 2016, was refused by notice dated 16 December 2016.
 - The development proposed is demolition of flat roof garage, front, side and rear extensions.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The appellant has submitted a revised plan omitting the external staircase (Appendix 3 – Drawing No 03 Rev A). The amendment is sufficiently minor to not substantially change the proposal and I am satisfied that no party would be prejudiced by my considering it. As such I have considered the proposal in accordance with this revised plan.

Main Issue

3. The main issue is the effect of the extensions on the character and appearance of the building and the surrounding area.

Reasons

4. The existing dwelling is a large, 2-storey property located on the junction with Links Road and St Nicholas Place. The proposal includes the demolition of the existing attached garage and its replacement with a 2 storey, extension to the house. Other changes include a gabled extension to be constructed to the front. The combined effect of these additions would be to substantially reconfigure the front elevation, creating a very noticeably larger building. In my judgement, the scale of the extensions, and in particular the increase in the width of the first floor of the house, would result in a building that would appear far too dominant and of an excessive scale in relation to its plot. Nor would it fit easily within the general character of the area, which is characterised predominantly by dwellings on spacious plots.

5. Whilst I note the immediate neighbouring property to the south has a greater depth than the appeal property, that does not alter my view that the particular scheme before me would be harmful, for the reasons I have given. While the same property blocks views of the south elevation of the appeal dwelling, it would nevertheless be seen from Links Road and St Nicholas Place. Although some of the other properties nearby extend across the majority of their frontages, several of these retain single storey or subservient elements which help to preserve the open character of the area.
6. I have had regard to a previous appeal scheme (Ref: APP/Y2620/W/16/3141653), which proposed an additional 2 storey side extension, amended access, additional parking and the subdivision of the dwelling into 2 properties. The current proposal has reduced the 2-storey side extension so that the ground floor width of the dwelling would remain as existing. In addition, the proposal would reduce the proposed parking by 1 space and retain the existing vehicular access. Unlike the previous scheme it would retain the property as one unit and would not require the sub-division of the garden.
7. Be that as it may, I have considered the scheme before me on its own merits. While it may be regarded as an improvement compared to the previous scheme, that does not alter my view that the harm that would be caused to the character and appearance of the surrounding area would be significant, for the reasons set out above. The fact that the appeal property is not listed does not mean that harmful alterations to its appearance are acceptable. Indeed, the National Planning Policy Framework makes plain the importance the Government attaches to good design.
8. For these reasons I conclude that the development would harm the character and appearance of the building and the surrounding area. Consequently, the proposal is not in accordance with Policy EN4 of the adopted North Norfolk Core Strategy, which seeks to ensure that new development is of a high quality and preserves and enhances the character of an area.
9. Although a small part of the garden of the appeal property lies within the North Norfolk Coast Area of Outstanding Natural Beauty, this is not affected by the appeal scheme and it has no bearing on my decision.

Conclusions

10. For the reasons set out above, and having taken into account all other matters raised I conclude that this appeal should be dismissed.

R Norman

INSPECTOR