The Planning Inspectorate

Appeal Decision

Site visit made on 26 June 2017

by Chris Forrett BSc(Hons) DipTP MRTPI

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

Decision date: 1st August 2017

Appeal Ref: APP/Z2830/D/17/3176045
1A Camp Hill, Bugbrooke, Northamptonshire NN7 3PH

- 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 & Mrs Escudier against the decision of South Northants District Council.
- The application Ref S/2017/0506/FUL, dated 20 February 2017, was refused by notice dated 19 April 2017.
- The development proposed is a new dormer window and 1no. velux window to rear elevation and 3no. velux windows to front elevation. New staircase and associated works internally.

Decision

1. The appeal is allowed and planning permission is granted for a new dormer window and 1no. velux window to rear elevation and 3no. velux windows to front elevation. New staircase and associated works internally at 1A Camp Hill, Bugbrooke, Northamptonshire NN7 3PH in accordance with the terms of the application, Ref S/2017/0506/FUL, dated 20 February 2017, 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: 0123/03 and 0123/04.

    3) The external surfaces of the development hereby permitted shall be constructed in the materials shown on the approved plans.

Main Issue

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

Reasons

3. The appeal site is located on the south-eastern corner of Camp Hill and Pilgrims Lane, and is a modern property which was granted planning permission[1] in 2003. The property has a traditional 'L' shaped form, with a projecting gable at the rear, which is a prominent feature of the existing dwelling when travelling in a north-westerly direction along Camp Hill.

[1] S/2003/0188/P

4. From the evidence before me, permitted development rights were removed on the original permission in the interests of residential amenity and it is for that reason that planning permission is required for the current proposal. It is common ground between the main parties that the development would not adversely affect the amenity of the occupiers of surrounding residential properties and I have no reason to disagree.

5. The proposed dormer would only be partially visible from Camp Hill as it would be largely obscured from public views by the existing projecting gable with only the highest parts of the roof of the dormer being visible. However, this would be seen in the context of the large gable projection in front of it. Given this relationship, I consider that the dormer would not appear overly bulky nor would it appear as a strident and alien feature from within the public realm. Additionally, given its location on the building, it would not detract from the attractive character of the host dwelling.

6. Turning to the proposed conservation style rooflights on both the front and rear elevations, the Council acknowledge that these are relatively minor additions and that they arguably give rise to limited harm.

7. From my site visit I saw other properties within the vicinity of the site which also had rooflights. Whilst the proposed rooflights would be visible in the streetscene, they would not give rise to any harm to the character of the existing property or the wider area. Furthermore, even when considering the impact of the rooflights cumulatively with the dormer extension, there would be no harm to the character and appearance of the host dwelling.

8. I have also had regard to the effect of the development on the setting of Appletree Cottage on Pilgrims Lane (a Grade II Listed Building) and the Dower House on High Street (a Grade II* Listed Building) . Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires me to have special regard to the desirability of preserving the setting of these buildings. In this case, the development would not have any adverse impact on the setting of either of these buildings given the minor nature of the proposal and the distances between the host dwelling and the Listed Buildings themselves.

9. The site is also adjacent to the Bugbrooke Conservation Area (BCA). I note the comments of the Council's Heritage Department that the development would not harm the setting of the BCA. Given the modern nature of the host property and the nature of the proposed development I agree with the Council that its setting would not be harmed.

10. For the above reasons, the development would not give rise to any harm to the character and appearance of the area and would accord with Policies G3, H17 and EV1 of the South Northamptonshire Local Plan (1997), Policy SA of the West Northamptonshire Joint Core Strategy Local Plan Part 1 (2014) and the Supplementary Planning Guidance on Residential Extensions which amongst other matters seek to ensure that new development respects the character of the locality. It would also accord with the design aims of the National Planning Policy Framework.

Conditions

11. Other than the standard time limit condition, it is necessary to ensure that the development is carried out in accordance with the approved plans for the reason of certainty. I have also attached a condition relating to the use of the materials as specified on the approved plan in the interests of the character and appearance of the area.

Conclusion

12. Taking all matters into consideration, for the reasons given above I conclude that the appeal should be allowed.

Chris Forrett

INSPECTOR