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# 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: 2<sup>nd</sup> August 2017**

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**Appeal Ref: APP/H2835/D/17/3176017**

**27 Grafton Close, Wellingborough, Northamptonshire NN8 5WA**

- 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 Jones against the decision of Borough Council of Wellingborough.
  - The application Ref WP/17/00184/FUL, dated 21 March 2017, was refused by notice dated 5 May 2017.
  - The development is described on the application form as a proposed two storey side extension and single storey permitted development rear extension.
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## Decision

1. The appeal is allowed and planning permission is granted for a two storey side extension and single storey rear extension at 27 Grafton Close, Wellingborough, Northamptonshire NN8 5WA in accordance with the terms of the application, WP/17/00184/FUL, dated 21 March 2017, 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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
  - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: PL01 and PL02.

## Procedural Matters

2. The description of development makes reference to a 'permitted development' rear extension. Given that it is the development as a whole which is being considered, I have removed the 'permitted development' wording from the appeal description.

## Main Issue

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

## Reasons

4. The residential element of Grafton Close is generally characterised by pairs of two storey semi-detached properties with garages linking the blocks of semi-detached properties. Whilst several properties have two garages between

their respective dwellings, there are examples of single garages forming the link between the dwellings.

5. The garage at the appeal property has been extended forward and converted into a store with a utility and sun room to the rear. The adjoining linked property, 26 Grafton Close, is set back from the main front elevation of the appeal property.
6. The proposed side extension would be set back slightly from the front elevation of the original property and would have a lower ridge line than the main roof of the existing property. Whilst this would inevitably result in the infilling of an existing visual gap at first floor level the effect of this would not be significant, and would not result in an adverse effect on the overall character and appearance of the streetscene.
7. A terracing effect occurs when buildings (and any extensions) essentially follow a common building line resulting in a continuous mass of buildings. In this case, despite the extension being in proximity to the boundary, the first floor set-back (and resultant drop in the roof height) and the staggering of the properties would be sufficient to break the terracing effect even if a first floor extension was constructed at No 26.
8. The proposed development also includes a single storey rear extension. The Council have not raised any concerns over this aspect of the proposed development and I have no reason to disagree.
9. For the above reasons, I conclude that the extensions would not harm the character and appearance of the area and therefore would accord with Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031 (2016) and the Residential Extensions - a guide to good design - Supplementary Planning Guidance II which amongst other things seek to ensure that new development creates a distinctive local character which responds to the character and appearance of the area.

### **Conditions**

10. I have had regard to the planning conditions suggested by the Council. Other than the standard time limit condition, in the interests of the character and appearance of the area a condition is required to ensure that the external materials of the extension match that of the existing dwelling. It is also necessary to ensure that the development is carried out in accordance with the approved plans.

### **Conclusion**

11. For the reasons given above I conclude that the appeal should be allowed.

*Chris Forrett*

INSPECTOR