
Appeal Decision

Site visit made on 15 August 2017

by R A Exton Dip URP MRTPI

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

Decision date: 25th August 2017

Appeal Ref: APP/Y2620/W/17/3174865
8 Langham Road, Blakeney NR25 7PG

- 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 Ingham against the decision of North Norfolk District Council.
 - The application Ref PF/17/0143, dated 13 January 2017, was refused by notice dated 22 March 2017.
 - The development proposed is described as chalet bungalow.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on i) the living conditions of occupiers of 'Close By'; and ii) the character and appearance of the area.

Reasons

Living conditions

3. The bungalow Close By is set back from Queens Close in an L shaped plot. Its front garden is open to public view from Queens Close and so offers limited privacy for occupiers. Its side garden therefore provides the main private amenity space. The proposed dwelling would be sited close to the shared boundary with the side garden and would cover much of its length. The height and bulk of the proposed dwelling in such close proximity to the garden area of Close By would have an overbearing effect on occupiers. Its position to the south of the garden area would also cause overshadowing and a loss of sunlight.
4. I note the planning permission granted for a similar proposal on the site since the submission of this appeal. The siting of the dwelling in the approved scheme is however significantly different from the appeal proposal. It is sited closer to No 8 Langham Road and covers a much smaller proportion of the shared boundary with Close By. The effect on living conditions of occupiers would therefore be less harmful. Consequently I afford this permission limited weight as a precedent in respect of living conditions.
5. In light of the above I conclude that the proposal would conflict with Policy EN4 of the Core Strategy. This seeks to prevent development that has an adverse effect on the residential amenity of nearby occupiers. It would also conflict

with the aims of North Norfolk Design Guide insofar as it relates to protection of residential amenity of neighbouring residents. Policy EN13 of the Core Strategy relates to pollution and hazard prevention and minimisation and so appears to have little relevance to the proposal.

Character and appearance

6. The appeal site forms part of the large rear garden of No 8 Langham Road which extends in an L shape to meet Queens Close. The proposal would be mainly viewed in the context of the predominantly residential Queens Close and there would be limited views of it in between dwellings on Langham Road.
7. Development around the junction of Langham Road and Queens Close has a varied appearance. Part of the appeal site is occupied by a substantial detached garage which can be seen from Queens Close. A single storey doctor's surgery sits on the corner of the two roads and the detached bungalow Close By is set back behind the appeal site, accessed off Queens Close. Beyond this, Queens Close is lined with pairs of semi-detached two storey houses.
8. The proposal includes the demolition of the detached garage occupying part of the appeal site. Although the proposed dwelling would be larger by comparison, its similar siting would not have a significantly different effect on the character and appearance of the area. When viewed within the overall varied appearance of the area the proposal would not appear cramped and out of character. It would therefore accord with Policies EN2 and EN4 of the North Norfolk Core Strategy adopted 2008. These require development demonstrate high quality design and take account of settlement character.

Other Matters

9. The appeal site lies within the North Norfolk Coast Area of Outstanding Natural Beauty (the AONB). As it is within an established built up area I consider that the proposal would preserve the special qualities of the AONB.

Conclusion

10. Whilst I find no harm to the character and appearance to the area, the harm to living conditions of occupiers of Close By and the consequent conflict with the development plan justifies the refusal of planning permission. In light of this and taking all other matters raised into account I conclude that the appeal should be dismissed.

Richard Exton

INSPECTOR