
Appeal Decision

Site visit made on 6 November 2017

by Jonathan Price BA(Hons) DMS DipTP MRTPI

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

Decision date: 22nd November 2017

Appeal Ref: APP/F2605/W/17/3181323

45 Oakdene, Quebec Road, Dereham, Norfolk NR19 2DR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr and Mrs David and Carol Harrison against the decision of Breckland District Council.
 - The application Ref 3PL/2017/0654/O, dated 16 May 2017, was refused by notice dated 12 July 2017.
 - The development proposed is dwelling (revised application).
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The application was made in outline with details provided of access, appearance and scale with both layout and landscaping matters reserved for later consideration. I have dealt with the appeal on the same basis.

Main Issue

3. The main issue is the effect the dwelling would have on the character and appearance of the area.

Reasons

4. The proposal is for a detached house within a plot provided by the side garden to the host property. The details show a modest two-bedroom house with a roof hipped at the front and both sides and of a similar eaves and ridge height to the dwellings either side. The window design and facing materials shown are aimed at integrating with the character of these neighbouring dwellings.
5. The area is predominantly residential and the proposal would be between two larger detached dwellings. These comprise part of a section of frontage housing of a spacious character with quite large dwellings in correspondingly generous plots. Within this series of spaciouly-arranged larger houses the proposal would appear uncharacteristically confined and the development of the plot would interrupt the existing rhythm of buildings and space.
6. The opportunity the proposal would offer the appellants to down-size accommodation from their present house is appreciated, as is the appearance of the dwelling which seeks to be more in keeping with the houses either side and to overcome the Council's earlier refusal for a single-storey dwelling on this site. However, seeking that new development reflects the character of its built

surroundings is also a valid planning concern. Developing this side garden as proposed, to provide a modest house, would result in an unduly cramped and rather incongruous form of development. This would detract harmfully from the existing pattern of housing and this consideration would not be off-set by the proposal otherwise providing a satisfactory means of access and preserving both the mature oak tree at the front of the site and the privacy and amenities of the neighbouring occupiers.

7. Because the proposal would detract from the existing spacious arrangement of larger houses there would be material harm to the character and appearance of this area. This would conflict with the aims of policies DC1 and DC16 of the Council's adopted Core Strategy and Development Control Policies¹. These aims include having regard to the visual amenities provided by the quality of the townscape and for new development to complement its surroundings. These policies are consistent with the core principles in the National Planning Policy Framework that planning should always seek to secure high quality design, taking account of the different character of different areas.

Conclusion

8. For the reasons set out above I conclude that the appeal should be dismissed.

Jonathan Price

INSPECTOR

¹ Breckland Council Core Strategy and Development Control Policies Development Plan Document 2001 – 2026 adopted December 2009