
Appeal Decision

Site visit made on 20 November 2017

by D. M. Young BSc (Hons) MA MRTPI MIHE

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

Decision date: 8th December 2017

Appeal Ref: APP/E2530/W/17/3181292

15 Torkington Street, Stamford, Lincolnshire PE9 2UY.

- 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 Ian Bull against the decision of South Kesteven District Council.
 - The application Ref S17/0663, dated 1 April 2017, was refused by notice dated 30 May 2017.
 - The development proposed is an ancillary dwelling to replace existing garage and summer house.
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Decision

1. The appeal is dismissed.

Main Issues

2. These are the effect of the development on, firstly, the character and appearance of the area and, secondly, the living conditions of the occupiers of 13 Torkington Street.

Reasons

Character and appearance

3. The appeal property is an end-terrace dwelling located at the corner of Torkington and Reform Streets within an established residential area of Stamford. Torkington Street is framed by traditional, brick-built terraced properties abutting the back edge of the highway. The consistency in design and scale lends the street scene a strong and distinctive character. This is in contrast to Reform Street which has a more spacious character comprising a wide array of dwelling types which are set back comfortably from the road side. The appeal site thus occupies a transitional location at the end of the terrace where the higher density housing gives way to the less intensive settlement pattern that prevails along Reform Street.
4. The proposal involves the erection of a 1.5 storey building to the side (south) of No 15. According to the Council the dimensions of the building would be 12.3m (length) x 5.5m (width) x 4.4m (height). The site is currently occupied by a modest single storey garage/summer house and associated hard surfacing. The annex would be positioned to the rear of the plot on roughly the same footprint as the existing garage/summerhouse. It would be recessed from the facade of the terrace and would have little visual presence in views along Torkington Street.

5. Nonetheless, the height and mass of the dwelling would be immediately apparent in eastward views along Reform Street. From here the building's strong vertical emphasis and anomalous siting would be at odds with the area's established character. This incongruence would be exacerbated by the dwelling's lack of separation to its site boundaries and neighbouring dwellings. The dwelling, irrespective of its occupier would thus appear unduly cramped creating an overwhelming impression of over-development.
6. I therefore conclude that the development would cause material harm to the character and appearance of the area. It would thereby conflict with Policy SAP H1 of the Council's "*Site Allocation and Policies Development Plan Document 2014*" (the LP). Amongst other things this states that new development should not compromise the nature and character of the settlement.

Living conditions

7. Given existing levels of mutual overlooking to the rear gardens to the north of the appeal site, there would be no unacceptable loss of privacy to the occupiers of No 13. I therefore conclude that there would be no conflict with either LP Policy SAP H1 or the "*National Planning Policy Framework*" which seek to protect the quality of life of adjacent residents and properties. That being the case, it is not necessary for me to consider the appellant's amended plans.

Other Matters

8. The appellant has drawn my attention to an appeal decision on the adjacent site¹. However, I do not know the exact circumstances of this case and therefore I have assessed the scheme before me purely on its own merits.

Conclusion

9. For the reasons given above and taking into account of all other matters raised, I conclude that the appeal should be dismissed.

D. M. Young

Inspector

¹ Appeal Ref: APP/E2530/W/16/3149386