
Appeal Decision

Site visit made on 2 October 2017

by K Ford BSocSc (Hons) MSc MRTPI

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

Decision date: 12th January 2018

Appeal Ref: APP/H2835/D/17/3179137

4 Torrington Way, Wellingborough, Northamptonshire NN8 5BU

- 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 S Charlton against the decision of Borough Council of Wellingborough.
 - The application Ref WP/17/00110/FUL, dated 16 February 2017, was refused by notice dated 5 April 2017.
 - The development proposed is first floor extension over existing garage and lounge.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site is a detached 2 storey dwelling with linked single storey entrance and garage. The property is characteristic of other houses on the same side of the road and consequently the lack of development at first floor between the properties contributes to an area of spacious character. The properties form a staggered row, with No 4 standing back from No 3 and forward of No 5.
4. The proposal is to build a first floor extension over the existing lounge and garage of No 4 to create 2 additional bedrooms and a shower room. The development would align with the existing front elevation and then be stepped back to cover part of the garage. Whilst the design reflects attempts to avoid any loss of light to No 5, it would create a mixed and complicated design in contrast to the simple design of the properties in the row. The variations in depth of frontage when combined with the numerous roof elements of differing styles would create an awkward and contrived addition to the existing building.
5. Although the extension would be set back and the roof stepped down from the main dwelling and thus have an element of subservience, it would nevertheless create a bulky and incongruous addition that would be out of keeping with the wider street scene and detract from the existing spacious character and appearance of the area.

6. The proposal would harm the character and appearance of the area and therefore conflict with Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031 which requires new development to respond to the site's immediate context and wider character and to its form and setting.

Conclusion

7. For the reason outlined above, and having regard to all other matters raised, I conclude that the appeal is dismissed.

K Ford

INSPECTOR