



Appeal Decision

Site visit made on 15 July 2019

by David Carter BSc MSc MRTPI

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

Decision date: 08 August 2019

Appeal Ref: APP/L2820/W/19/3223440

**3 Ise View Road (land adjacent), Desborough, Northamptonshire
NN14 2PX**

- 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 Simeon Wright against the decision of Kettering Borough Council.
 - The application Ref KET/2018/0908, dated 19 November 2018, was refused by notice dated 16 January 2019.
 - The development proposed is demolition of garage and construction of single storey dwelling.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. The application form indicates the address as Ise View Road. The site is located directly adjacent to no 3 Ise View Road and is described as such on the local planning authority's decision notice. This description is reflected in this appeal decision.

Main Issues

3. These are:
 - i. The effect of the proposed development on the character and appearance of the area.
 - ii. The impact on the living conditions of nearby residents and future occupants of the proposed dwelling.

Reasons

Character and Appearance

4. The proposed infill development comprises one single storey detached 2-bedroom dwelling. This is proposed on a small plot of land adjacent to a recently constructed detached 2 storey dwelling at 3 Ise View Road. It also lies adjacent to the rear gardens of nos 137 and 145 Dunkirk Avenue with the latter forming the corner plot. The appeal site is presently occupied by a large wooden garage fronting onto Ise View Road. The rear portion of the plot is currently overgrown.

5. The proposed new dwelling would project significantly in front of the main, established building line for residential properties along Ise View Road. There are a number of garages, some freestanding, in front of the main building line along Ise View Road and the proposed dwelling itself has been configured on the footprint of the existing wooden garage. I note the appellant's observations in respect of a building on Stamford Close and Kathleen Drive which sits slightly forward of the building line. However, considering the proposal on its own merits this does not justify the proposed dwelling which would be significantly forward of No 3 Ise View Road.
6. In front of the new dwelling there would be provision for a driveway capable of accommodating a minimum of two cars. The new dwelling would then take up most of the remainder of the plot apart from a small rear courtyard garden area. A passageway along the boundary with 145 Dunkirk Avenue is also proposed. The side of the new dwelling adjacent to 3 Ise View Road would be positioned to allow a narrow gap between the main walls of the two buildings.
7. The proposed single storey two-bedroom dwelling would have a significant harmful impact on the character and appearance of the area due to; (a) the very significant projection in front of the main building line, (b) the location of the new dwelling very close to the side main wall of 3 Ise View Road which would lead to a tight clustering of the two detached dwellings at odds with the typical spacing of dwellings in the locality, and (c) consequential overdevelopment of this small site.
8. Accordingly, I conclude that the appeal proposal would have a significant harmful effect on the character of the area and is therefore contrary to the provisions of Policy 8 of the North Northamptonshire Core Strategy 2011-31, which, amongst other aims, seeks to draw on site surroundings and local character without stifling innovation.

Living Conditions

9. Residents from nearby properties have expressed concerns about the potential impact of the proposal including overlooking, loss of natural light and loss of privacy. The resident of 3 Ise View Road has also expressed concern that the new dwelling is constructed too close (about 0.3m) to the main wall of their property.
10. Given that the new dwelling would be single storey and that its forward projection sits on the footprint of the existing garage, the additional impact on lighting, overlooking and privacy for No 3 Ise View Road would be limited. Furthermore, appropriate boundary treatments could limit some adverse impacts on the occupiers of properties on Dunkirk Avenue. Nevertheless, due to the proximity of the new dwelling to the existing main wall of 3 Ise View Road the impact on living conditions would be unacceptable.
11. Additional concerns have been expressed on the potential impact on living conditions of future residents of the proposal, including lack of amenity space. Since the planning application has been made in outline it is not necessary to consider these matters any further here.
12. Accordingly, I conclude that the overdevelopment of this small site for a two-bedroom single storey dwelling would be harmful to living conditions. It would therefore be contrary to Policy 8 of the North Northamptonshire Core Strategy

2011-31, which, amongst other aims, seeks to ensure that the quality of life of future occupants and neighbouring properties are protected.

Conclusions

13. For the reasons stated above and having had regard to all of the matters raised I consider that the proposal would have a significant and harmful impact both on the character and appearance of the area as well as on living conditions. As such the appeal is dismissed.

David Carter

INSPECTOR