



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: 20 August 2019

Appeal Ref: APP/L2820/W/19/3227494

8 Chase View Road, Geddington, Kettering NN14 1AQ

- 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 and Mrs Peter and Michelle Cooper against the decision of Kettering Borough Council.
 - The application Ref KET/2019/0060, dated 24 January 2019, was refused by notice dated 26 March 2019.
 - Construction of single-storey one bedroom dwelling fronting Slade Close (amended scheme).
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Decision

1. The appeal is dismissed.

Main Issue

2. The effect of the proposed development on the character and appearance of the area.

Reasons

Character and Appearance

3. Chase View Road forms part of an established residential area of Geddington. The dwellings near to the appeal site comprise mainly two storey dwellings built in pairs or as terraces of four. The dwellings benefit from having large rectangularly shaped rear gardens.
4. The proposal for a one bedroom dwelling in the rear garden of no 8 takes advantage of the large and wide rear garden coupled with its fortuitous positioning adjacent to the end of Slade Close, a short cul-de-sac forming part of the adjoining housing estate. The appeal site slopes gently downwards in a broadly north-west to south-easterly direction.
5. The appeal proposal therefore would be built within the confines of the housing estate fronting onto Chase View Road but functionally would be separated from it. In effect, it would form an adjunct to the estate of which Slade Close forms a part. The new dwelling would not, therefore, require any direct relationship, for example, in terms of pedestrian or vehicular access to Chase View Road.
6. The principle of infill residential development in the area has been demonstrated through recent schemes completed on corner sites adjacent to both 2 and 11 Chase View Road. These two schemes, while providing support to the acceptability, in-principle, of infill development, do not set a precedent

and the suitability of the appeal proposal has to be considered on its merits. The appellant has also compared the scale of the proposed building to a garden outbuilding or garage, which could possibly be constructed under permitted development rights. It appears to me, however, that these could be provided without requiring the height of the new dwelling proposed. They would also be functionally related to the main house and therefore attract less intensity of usage and associated paraphernalia. As such their impact would be considerably less harmful.

7. While I accept that there is sufficient space for the construction of the one bedroom dwelling on the appeal site, the proposal would be out-of-character with the established pattern and grain of development along Chase View Road. It would also be easily visible from nearby even-numbered dwellings, undermining the coherence of this part of the estate. I consider, therefore, that the proposal is contrary to Policy 8 of the North Northamptonshire Joint Core Strategy 2011-31, specifically 8d)i which, amongst other aims, seeks to draw on site surroundings and local character without stifling innovation.

Other matters

8. The neighbours of adjoining and nearby properties have raised a number of concerns in relation to the potential adverse effect of the proposal on living conditions, access and parking. Since I have found the proposal to be unacceptable above, there is no need for me to address these matters.

Conclusion

9. Having carefully considered all of the matters raised I consider that the proposal would be harmful to the prevailing character and appearance of the area. I hereby dismiss the appeal.

David Carter

INSPECTOR