



Appeal Decision

Site visit made on 29 July 2019

by K Winnard LL.B (Hons) Solicitor

an Inspector appointed by the Secretary of State

Decision date: 30th August 2019

Appeal Ref: APP/U2805/D/19/3228550

11 Tansor Close Corby NN17 2QP

- 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 Leonard Durici against the decision of Corby Borough Council.
 - The application Ref 18/00770/DPA, dated 17 November 2018, was refused by notice dated 11 March 2019.
 - The development proposed is to erect side two storey extension at 11 Tansor Court Corby NN17 2QP.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. Although intended to be an access required site visit, the site visit was undertaken on an unaccompanied basis. I was able to observe the site from the public highway and the site itself could be viewed through the wooden fence.
3. The appellant was given the opportunity to comment on the delegated report prepared by the Council which had not been available at the time of the making of the appeal. No comments were received. Accordingly I have based my decision on the comments made by the appellant within the appeal documentation as submitted.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the host dwelling and surrounding area.

Reasons

5. The appeal property is located on a spacious corner plot at the junction of Tansor Close and Denford Road. It is situated in a residential area characterised by predominantly terraced housing, garages and associated forecourts. A wooden fence encloses the plot, leaving a gap between the property and the fence. This gap, together with the spaciousness found on the opposite side of the road, gives this prominent junction an open character and appearance, breaking up the pattern of built development at this location. In this respect I agree with the conclusions of the Inspector in determining a

previous appeal at this property (APP/U2805/D/18/3217034) who found that there was a spacious character and appearance at this area around the junction and that part of that spaciousness was associated with the siting of the property's flank wall away from the footway at Tansor Court.

6. The proposed extension would be a full two stories in height to reflect the existing dwelling and would occupy part of the existing gap between the side of the dwelling and the fence. Much of the spaciousness currently associated with the site would be lost. In my view, the bulk of the two storey extension would be overly dominant and noticeable in views across this junction, particularly from Densford Road.
7. I appreciate the efforts made to overcome the concerns expressed by the Inspector in the previous appeal. However notwithstanding the reduction in depth and the step down of the ridge, the extension would still be a sizeable addition to the appeal property. The buffer with the footway would lessen the impact of the proposed extension and prevent the hard boundary seen elsewhere on parts of the estate. However due to the size and prominence of the proposed extension, I consider that this would not mitigate the harm identified.
8. Notwithstanding the juxtaposition of the property at the far end of the terrace, there is a regularity in form and line of the rear elevations of the properties at Tansor Close. The side extension by projecting beyond this elevation would disrupt this repetitive form, affecting the visual cohesiveness of this group of properties as a whole and increasing the prominence of the appeal property.
9. I therefore conclude that the proposed development would result in unacceptable harm to the character and appearance of the host dwelling and the area. As such, it would be contrary to Policy 8 of the North Northamptonshire Joint Core Strategy which requires proposals to respond to the immediate and wider context and to the local character of the area. It would also be contrary to Saved Policy P10(R) which requires that extensions will be permitted provided that the appearance of the house and surrounding area are not adversely affected. The proposed development would also be contrary to the National Planning Policy Framework which encourages good design and seeks to promote development sympathetic to local character.

Other Matter

10. I note that the Council raises no concerns with regard to highways safety and I would agree with this assessment.

Conclusion

11. For the reasons given, I hereby dismiss the appeal.

K Winnard

INSPECTOR