
Appeal Decision

Site visit made on 30 July 2019

by Diane Cragg DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6th September 2019

Appeal Ref: APP/Y2430/D/19/3228633

1, Whitlock Way, Asfordby, Melton Mowbray, Leicestershire LE14 3YP

- 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 Miss Heather Scott against the decision of Melton Borough Council.
 - The application Ref 18/01487/FULHH, dated 11 December 2018, was refused by notice dated 29 March 2019.
 - The development proposed is kitchen extension, garage and porch.
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Decision

1. The appeal is allowed, and planning permission is granted for the erection of a kitchen extension, garage and porch at 1 Whitlock Way, Asfordby, Melton Mowbray, Leicestershire LE14 3YP, in accordance with the terms of the application, ref 18/01487/FULHH dated 11 December 2018, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing no. 034018/03 -proposed plans and elevations

Drawing no. 034018/04 – proposed plan

Drawing no. 034018/05 – sections A-A & B-B
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

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

Reasons

3. 1 Whitlock Way is a semi-detached two storey house constructed of brick with a tiled roof. It is one of a group of eight similarly designed houses on the entrance to Whitlock Way. There is a variety of house types in the wider area with generally more modern development to the south.

4. The group of properties have bay windows to the front elevation with flat roofed canopies which extend over the entrance door. I note that one property has a pitched tiled addition to the flat roof however, the other properties remain similar in their front elevation detail and there is a certain rhythm and unity to their design.
5. The rear boundary of the adjacent corner plot, 15 Regency Road, forms the side boundary of the appeal property. Its side garden area is defined by a high fence and it has had a recent single storey side extension. I noted on site the hipped detail on the adjacent extension and that hipped roofs are a feature of some of the properties on Regency Road.
6. The proposed rear kitchen extension is designed with hipped pitched roof; its design and siting are not disputed by the council and I find the detail of the rear extension to be acceptable.
7. Located at the end of the street, set back from the road frontage and enclosed by adjacent boundaries, with a limited forward projection the garage and porch extension would not be unduly prominent. In addition, matching materials would be used and the scheme would retain the bay window which is an important element in the design of the property. Further, whilst there is a certain rhythm and unity in the design details of the adjacent properties there is ample variation of house types and designs in the wider area for the proposed extension to sit comfortably within the street scene.
8. Consequently, I conclude that the extensions would not harm the character and appearance of the area and would accord with the requirements of Policy D1 (a and c) of the Melton Borough Local Plan 2011 -2036 Adopted Development Plan Document October 2018 and the requirements of paragraph 30 of the National Planning Policy Framework which seek to protect local character.

Conditions

9. In addition to the standard timescale condition, I have imposed a condition specifying the relevant drawings as this provides certainty. I have also imposed a condition relating to materials in the interests of safeguarding the character and appearance of the area.

Conclusion

10. For the reasons given above, and having had regard to all the matters raised, I shall allow the appeal.

Diane Cragg

Inspector