



Appeal Decision

Site visit made on 28 August 2019

by Chris Forrett BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 September 2019

Appeal Ref: APP/B0230/D/19/3234754

54 Swasedale Road, Luton, Bedfordshire LU3 2UD

- 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 & Mrs Abrol against the decision of Luton Council.
 - The application Ref 19/00580/FULHH, dated 29 April 2019, was refused by notice dated 11 July 2019.
 - The development proposed is the erection of single storey front/side extensions with two storey side and front extension and alteration from flat roof to hipped roof with alterations to front elevation including changes to fenestration detailing.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is located in an area of predominantly modern two storey dwellings many of which have been previously extended. The site itself is located on the corner of Swasedale Road and Ailsworth Road. As a result of its location, both the front and side elevations of the property are highly visible in the streetscene. There is an existing two storey flat roofed extension on the exposed side of the property which does little to enhance the streetscene or the character of the host property itself.
4. From the Council officers' delegated report, the principal difference between an earlier scheme permitted by the Council¹ and the current appeal scheme is an additional first floor element which forms the bulk of bedroom four.
5. To my mind this further extension, over and above the proposal which would no doubt transform the existing building, would result in a property which would dominate this exposed corner position given its width when viewed from Swasedale Road. In addition to the above, it would also be dominant when viewed from Ailsworth Road with its rear elevation appearing disproportionately wide.
6. Furthermore, the additional bulk as a result of a further element of first floor accommodation would unacceptably increase the amount of building mass and

¹ Reference 17/02247/FULHH

reduce the feeling of spaciousness on this corner plot and the streetscene as a whole. This is particularly the case given the proximity of the extension to the boundary with the pavement.

7. In coming to the above views, I acknowledge that the setback of the front wall to bedroom four would reduce the dominance of the extension. However, this would not reduce the massing of the resultant building to an extent that would not harm the character and appearance of the area.
8. For the above reasons the development would harm the character and appearance of the area contrary to Policies LLP19 and LLP25 of the Luton Local Plan 2011-2031 (2017) which amongst other matters seek to ensure that new development preserves the character and appearance of the area and is of a high-quality design.

Conclusion

9. Taking all matters into consideration, I conclude that the appeal should be dismissed.

Chris Forrett

INSPECTOR