



Appeal Decision

Site visit made on 16 September 2019

by M Russell BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1 October 2019

Appeal Ref: APP/K2420/D/19/3232751

69 Seaforth Drive, Hinckley, Leicestershire LE10 0XJ

- 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 Wesley Abdulai against the decision of Hinckley & Bosworth Borough Council.
 - The application Ref 19/00113/HOU, dated 29 April 2019, was refused by notice dated 30 May 2019.
 - The development proposed was originally described as 1 storey extension above front porch to include installation of window.
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Decision

1. The appeal is allowed and planning permission is granted for first floor front extension at 69 Seaforth Drive, Hinckley LE10 0XJ in accordance with the terms of the application, Ref 19/00113/HOU, dated 29 April 2019.

Procedural Matter

2. My decision uses the more concise description of development given on the Council's decision notice, save for the word 'retrospective' which is not a description of development. My site visit confirmed that the proposed development is already in situ.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

4. The appeal site is located within a residential area characterised by mainly two-storey semi-detached dwellings, often with single storey front projecting elements. Front elevations in the area include contrasting materials alongside brickwork. The appeal site and its immediate neighbours face the junction of Seaforth Drive and Clifton Way. The dwelling is elevated in relation to the highway on Clifton Way and is set back further from the front boundary than is generally seen to other dwellings in the area.
5. The attached semi-detached dwelling at No.67 Seaforth Drive has two-storey side and single storey front extensions. Whilst these neighbouring extensions have been designed to appear subservient to their host, the pair of semi-detached dwellings are already of a contrasting appearance. The neighbouring dwelling at No 90 Clifton Way is of a similar design to the

dwelling on the appeal site and is situated at a lower level. The gap between this neighbouring dwelling and the change in level interrupt any continuity of height and form within the street scene.

6. The first-floor extension is not consistent with the height of front projections generally seen on neighbouring dwellings. However, the site-specific factors described above, combined with the modest width and depth of the extension, its subservient height set down from the main ridge of the dwelling and white painted render corresponding with the existing render to the front elevation assist in assimilating the extension within the street scene to an acceptable degree.
7. Policy DM10 (Development and Design) of the Hinckley & Bosworth Borough Council Local Plan 2006 - 2026: Site Allocations and Development Management Policies Development Plan Document (2016) requires amongst other things that development complements or enhances the character of the surrounding area. The extension complements the host dwelling and consequently also the surrounding area having particular regard to the immediate context in relation to neighbouring dwellings and the street scene. I therefore conclude that, in this particular instance, the proposal is not harmful to the character and appearance of the area and accords with the requirements of the development plan and the National Planning Policy Framework which seeks to achieve well-designed places.
8. Taking all the above factors into account, the appeal is allowed. Given the development is already complete no conditions are required.

M Russell

INSPECTOR