



Appeal Decision

Site visit made on 1 October 2019

by Jonathan Edwards BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 04 October 2019

Appeal Ref: APP/L2440/W/19/3233502

53 Falmouth Drive, Wigston LE18 2HJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mrs Palmer against the decision of Oadby & Wigston Borough Council.
 - The application Ref 19/00186/OUT, dated 26 April 2019, was refused by notice dated 27 June 2019.
 - The development proposed is demolition of a single garage and erection of a dwelling house on the plot of the existing property.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The application was submitted in outline, seeking approval for details of access, layout and scale. I have considered such details as shown on the submitted drawings as part of my assessment. The same drawings also show details of the appearance of the proposal, which I have treated as being illustrative.

Main Issue

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

Reasons

4. The appeal site forms part of the garden area to 53 Falmouth Drive (No 53), a 2 storey semi-detached house that is similar in form and appearance to nearby properties in this part of the street. Gaps between the pairs of houses help create a sense of space and allow views from the street to buildings and trees beyond Falmouth Drive.
5. The appeal proposal is a 2 storey house set back and fronting the road. It would be near to the appeal site boundary and side wall of No 53, with a narrow gap to the boundary with 51 Falmouth Drive (No 51).
6. The proposed house would be detached and therefore inconsistent with the predominant form of semi-detached dwellings in the vicinity of the appeal site. Furthermore, the width of the front part of the appeal site is markedly narrower than nearby plots, meaning the proposed dwelling would be on or close to the side boundaries. By reason of its proximity to No 53 and the side boundaries, the proposed dwelling would appear uncharacteristically cramped compared to nearby properties.

7. The proposed house would conform to the established building line, would be of comparable height to neighbouring buildings and would not be unduly dominant. Also, the proposed back garden would be an appropriate size and adequate garden space would remain with No 53. However, these factors would not address or override the incongruity that would arise in respect of the narrowness of the appeal site frontage and the consequential cramped appearance of the proposed house.
8. For the reasons outlined above, I conclude that the development would cause significant harm to the character and appearance of the area. Consequently, and in this regard, it would be contrary to policies 6, 11, 15 and 44 of the Borough of Oadby and Wigston Local Plan 2019 (OWLP), the Council's Landscape Character Assessment 2018 and the National Planning Policy Framework, which aim, amongst other things, to ensure development proposals avoid harm to the character and appearance of an area. Policies 34 and 40 of the OWLP are not relevant to the main issue.

Other Matters

9. Objections have been raised relating to the effect of the proposal on the living conditions of occupiers of No 51, although the Council state the proposal would accord with guidance in its Residential Development Supplementary Planning Document in this respect. I have not been provided with a copy of this document and therefore I am unable to form a definitive view on the matter. There is no need for me to consider this issue further given I am dismissing the appeal for other reasons.
10. The proposal would provide appropriate parking, would cause no harm to highway safety and is reasonably close to facilities. However, these are neutral factors in my consideration of the appeal proposal that fail to override or address my concerns in respect of the main issue.
11. I give positive regard to the fact the proposal would contribute to the supply of housing and add variety to the type of accommodation provided on Falmouth Drive. However, any benefits in these regards would be modest given the proposal is for only a single dwelling. As such, the benefits of the scheme fail to outweigh the significant harm that would be caused to the character and appearance of the area.

Conclusion

12. For the reasons given above I conclude the appeal should be dismissed.

Jonathan Edwards

INSPECTOR