
Appeal Decision

Site visit made on 13 August 2019

by Bhupinder Thandi BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 October 2019

Appeal Ref: APP/E2530/W/19/3228475

66 Rutland Road, Stamford, Lincolnshire PE9 1UW

- 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 ETF Developments Ltd against the decision of South Kesteven District Council.
 - The application Ref S19/0159, dated 24 January 2019, was refused by notice dated 9 May 2019.
 - The development proposed is a bungalow.
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Decision

1. The appeal is dismissed.

Main issue

2. The main issue in this appeal is the effect of the development upon the character and appearance of the surrounding area.

Reasons

3. The appeal site comprises the side garden of No 66 Rutland Road located on a prominent corner. The surrounding area is characterised by two storey dwellings set back from the highway behind low walls and hedges which contribute to a spacious environment.
4. Notwithstanding the need for housing and the design and single storey appearance proposed, the development by virtue of its position further forward of dwellings on Rutland Road would be at odds with the pattern of development in the surrounding area. The development would erode the sense of openness that currently exists on this corner and would be over-dominant in the street scene adversely affecting the character and appearance of the surrounding area.
5. Reference has been made to an apparently similar application submitted to the Council. It is not for me to comment on the merits of this application. I have considered this appeal on its own merits and concluded that it would cause harm for the reasons set out above.
6. In conclusion the development would adversely affect the character and appearance of the surrounding area contrary to Policy EN1 of the South

Kesteven Adopted Core Strategy (2010) and Policy SAP H1 of the Site Allocation and Policies Development Plan Document (2014) which seek to ensure that new development reflects local distinctiveness, the layout and scale of buildings and does not compromise the nature and character of settlements.

7. For the reasons outlined above the appeal is dismissed.

B Thandi

INSPECTOR