
Appeal Decision

Site visit made on 22 October 2019

by J Williamson BSc (Hons) MPlan MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7th November 2019

Appeal Ref: APP/W0530/D/19/3233715

1 Park Lane, Castle Camps, CB21 4SS

- 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 Martin against the decision of South Cambridgeshire District Council.
 - The application Ref S/0751/19/FL, dated 13 February 2019, was refused by notice dated 3 May 2019.
 - The development proposed is new front porch to be added to the existing dwelling.
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Decision

1. The appeal is allowed, and planning permission is granted for new front porch to be added to the existing dwelling, at 1 Park Lane, Castle Camps, CB21 4SS, in accordance with the terms of the application Ref S/0751/19/FL, dated 13 February 2019, 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: 001-001-PL, 001-002-PL Rev A, 001-009-PL Rev B and 001-010-PL Rev A.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

Main Issue

2. The main issue is the effect of the proposed development on the host property, street scene and character and appearance of the area.

Reasons

3. The site consists of a two-storey semi-detached dwelling that has benefitted from a two-storey side extension. The extension is similar in size to the original dwelling, and its roof ridge, roof slopes and elevations all follow the lines of the original dwelling. A front porch with a mono-pitched roof has also been added to the property, projecting mainly off the front of the extension. The site is located along a road which comprises a mix of detached, semi-detached and short terraced dwellings of varying designs and sizes.
4. The proposed porch would be located on the front elevation of the original dwelling. It would be very similar in size and design to the existing porch.

Although the proposal would result in there being 2 porches on the front elevation of the property, as the size of the existing two-storey side extension is similar to that of the original dwelling, the presence of 2 front porches on the building would therefore not harm the appearance of the host property.

5. I acknowledge that the existing pair of semi-detached dwellings would appear more like a terrace of 3 dwellings, given that the adjoining semi-detached dwelling also has a front porch. However, there is already a short terrace of 3 dwellings not far from the site, on the opposite side of the road. Furthermore, this terrace has 2 front porches, one of which is a twin porch. There is also a terrace of 4 bungalows not far from the site, on the same side of the road.
6. Additionally, there are front porches that exist on other dwellings on the street which vary in size and design, plus there isn't a well-defined building line. Therefore, there is no regular pattern that would be disrupted. I also note that the appeal property and immediate neighbouring properties have hedges along their front boundaries, and some have small trees in the gardens. These partly screen the appeal dwelling. Bearing these factors in mind, the proposed porch would not be prominent in, or harmful to, the street scene and therefore would not harm the character or appearance of the area.
7. I note the concerns raised during the application process regarding the potential sub-division of the property and, should this occur, whether a harmful precedent would be set. However, this appeal is concerned only with the proposed porch. Should the Council receive an application to sub-divide the property, or applications for additional dwellings along the street, these would have to be dealt with on their own merits at the time.
8. In light of the above, I conclude that the proposal would accord with Policy HQ/1 of the South Cambridgeshire Local Plan (2018), which requires, among other things, new development to be of a high quality design, to make a positive contribution to the local and wider context, to be compatible with its location and preserve or enhance the character of the area.

Conclusion

9. For the above reasons, the appeal is allowed.

J Williamson
INSPECTOR