The Planning Inspectorate

Appeal Decision

Site visit made on 22 October 2019

by R Cooper BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11th November 2019

Appeal Ref: APP/X2410/D/19/3233966
7 Nanpantan Road, Loughborough LE11 3ST

- 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 D Rose against the decision of Charnwood Borough Council.
- The application Ref P/18/2278/2, dated 11 November 2018, was refused by notice dated 9 May 2019.
- The development proposed is a single storey side extension and two storey front and rear extensions to a semi-detached house.

Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The site is located within Nanpantan Road, the prevailing character of the area is residential and consists of a mixture of detached and semi-detached dwellings fronting onto the street, with front gardens, set back from the road by grass verges. The dwellings themselves are predominantly two storeys, traditional in appearance, constructed in brick elevations with tiled pitched roofs, hipped or gabled to the side. The appeal property contributes to the prevailing character.

4. The extensions would be contemporary in appearance, external elevations would be constructed in metal cladding, with low level pitched roofs that would appear relatively flat in comparison to the steeply pitched main roof of the building. The proposed form of the extension and external materials would be a significant contrast to that of the host dwelling, and others within the street.

5. The two storey front and rear extensions would be particularly dominant, their appearance would be a stark contrast to the existing brick elevations and pitched roof, would not be in keeping with the host dwelling, and would not respect the prevailing character and appearance of the area. The two storey front extension would be particularly prominent, and its scale and appearance would result in an incongruous feature within the street scene.

6. Whilst there are tall trees across the front boundary, and the dwelling is set back from the footway, the extension would be visible when approaching the

site along Nanpantan Road from the southwest and northeast, and from the junction of Valley Road. I have considered that there are other dwellings with flat roofs close to the site. Whilst there does appear to be several two storey extensions with flat roofs, the evidence predominantly consists of single storey porches, extensions and garages. Therefore, two storey flat roof extensions are not representative of the prevailing character and appearance of houses within the area.

7. Furthermore, whilst some details of metal materials used on houses within the vicinity have also been provided, these are examples of how metal is traditionally used to bay and dormer windows, and not reflective of the extent and type of metal cladding in this proposal. I have considered that metal cladding is extensively used on a wide range of both modern and historic buildings elsewhere, including the nearby development at Forest Road. However, I have not been provided the full details of any of these cases. In any event I am required to reach conclusions based on the individual circumstances of this appeal.

8. I have considered the appellant's submission in relation to the proportion of cladding to be used, that they consider the material would be sympathetic and would make a positive contribution to the appearance of the building and street scene. Also, that there is already a mix of architectural styles form different periods along the road, that the house was constructed in the 1960's and is already different in appearance to the neighbours, and that the appellant does not want to imitate Victorian or early 20th Century houses. However, these do not alter my findings above.

9. Therefore, the scale and appearance of the proposed two storey extensions would harm the character and appearance of the area. They would not accord with saved Policies E/1 and H/17 of the Borough of Charnwood Local Plan (2004) and Policy CS2 of the Charnwood Local Plan Core Strategy (2015) which collectively seek house extensions to be of a suitable design, scale and appearance that utilise materials that are appropriate to the local area. Furthermore, the extensions would not be consistent with the Council's Supplementary Planning Guidance on House Extensions (2001) and Leading in Design (2006) which collectively seek to ensure new development respects and enhances the character of the area.

Conclusion

10. For the above reasons, the appeal is dismissed.

R Cooper

INSPECTOR