



Appeal Decision

Site visit made on 3 December 2019

by Matthew Woodward BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20th December 2019

Appeal Ref: APP/T2405/D/19/3237211

1 Hat Road, Braunstone Town LE3 2WF

- 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 Smith against the decision of Blaby District Council.
 - The application Ref 19/0787/HH, dated 23 May 2019, was refused by notice dated 2 August 2019.
 - The development proposed is single storey garden room front extension.
-

Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site occupies a corner plot, with the front boundary facing Hat Road, and one side boundary facing Freeboard Road. Hat Road is a suburban street characterised by bungalows fronted by small gardens/hardstanding areas. The detached appeal dwelling has an understated design, comprising a front facing gable roof form and simple elevational treatments. It is similar to many other properties on the street in terms of its design, scale and materials. Whilst the dwellings adjacent to the appeal property have a different roof form, they are similar in overall height and broadly in line with each other. The overall layout and appearance of buildings in the street imparts a strong visual uniformity.
4. The proposed front extension would project out from the existing front elevation by some 4m according to the measurements included on the submitted plans, with the ridge line of the roof and width of the extension set slightly in from the outer extent of the existing built form. Even though I saw on my site visit that a boundary fence and vegetation occupied much of the front and side perimeter of the appeal property, the scale of the proposal and its closeness with the street means it would appear prominent and out of kilter with the prevailing layout and pattern of existing built form, to the detriment of the character and appearance of the area.
5. On my site visit I observed a number of alterations and extensions to dwellings in the local area. The appellant has also provided me with evidence of extensions and developments on corner plots where the built form appears

much closer to the street than the proposal. I do not dispute that some of the streets in the local area are more varied in terms of their appearance, and some of the buildings and extensions within them are more prominent and/or are closer to the street. Be that as it may, I find that Hat Road has a more ordered appearance than some other streets nearby. As such, none of the observed cases are directly comparable given the scale and massing associated with the proposal, having regard to the relationship with the surrounding properties and the wider street.

6. Moreover, I appreciate that the building line on Hat Road tapers so that the dwellings further along the street and away from the junction with Freeboard Road are generally set back further from the road than those closer to the junction. However, the extended dwelling would protrude further forward than any other dwellings on the street and its prominent corner plot position means that it would also be visible from part of Freeboard Road. Therefore, this consideration does not detract from the harm I have identified owing to the position and scale of the proposed extension and the consequent effect on the street scene.
7. For the foregoing reasons, the development would have a harmful effect on the character and appearance of the area. Therefore, it would conflict with Policy CS2 of the Blaby District Local Plan Core Strategy Development Plan Document 2013 and Policy DM1 of the Blaby Local Plan Delivery Development Plan Document 2019 which require, amongst other matters, that developments are in keeping with the character and appearance of the area and are sympathetic to their surroundings.

Other Matters

8. The appellant has raised concerns with the way in which the Council have dealt with his planning application and are concerned that proposals are being decided in an inconsistent manner. However, these are matters between the main parties which have had no bearing on my decision. I have assessed the proposal on its planning merits and find unacceptable harm for the reasons given.

Conclusion

9. For the reasons given above, the appeal is dismissed.

Matthew Woodward

INSPECTOR