



Appeal Decision

Site visit made on 25 November 2019 by Darren Ellis MPlan

Decision by P J Davies BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 9th January 2020

Appeal Ref: APP/Z2830/D/19/3234964

33 Nightingale Drive, Towcester, NN12 6RA

- 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 & Mrs Willetts against the decision of South Northamptonshire Council.
 - The application Ref S/2019/1146/FUL, dated 8 June 2019, was refused by notice dated 1 August 2019.
 - The development proposed is a two-storey extension to side together with new boundary wall to rear.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

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

Reasons for the Recommendation

4. The appeal site comprises a two-storey detached dwelling situated within a residential estate characterised by open plan frontages, unenclosed grassed areas and space around the road junctions. The appeal site occupies one such space, located on a prominent corner plot at the junction of Nightingale Drive with Plover Close.
 5. In design terms, the proposed extension would respect the existing dwelling and the new wall would follow the form and appearance of the existing one. However, they would encroach onto the open space next to the junction and would be close to the road. Whilst the proposal might involve a modest area, this area is significant in terms of its positive contribution to the spacious layout of the housing pattern. The substantial loss of the landscaped area would reduce the feeling of openness and would unbalance the appearance of the two landscaped areas that flank the junction with Plover Close. The proximity of the proposal to the road would also restrict views into and out Plover Close which would create a sense of enclosure, exacerbating the visual
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harm. As such, the proposal would detract from the character and appearance of the street scene.

6. I have had regard to a two-storey side extension at No 6 Magpie Road, a short distance from the appeal site. This extension was granted planning permission in 2013¹. Nonetheless, although this development has reduced the openness at the junction it has not affected the balance of space, as reasonably equal strips remain either side of the junction. Moreover, unlike Plover Close, there is a compensating sense of openness derived from the expansive skyline views across the low height bungalows in Heron Close. In that context, the extension has not detracted from the spacious qualities of the area in the same way as the appeal proposal would. This development does not therefore alter my recommendation.
7. For these reasons, I consider that the proposed development would cause material harm to the appearance and character of the area and would be contrary to saved policies G3, and EV1 of the South Northamptonshire Local Plan which require, amongst other things, developments to be compatible with the existing character of the locality, and pay attention to existing site characteristics including landscape features and the appearance and treatment of the spaces between and around buildings.

Conclusion

8. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be dismissed.

Darren Ellis

APPEAL PLANNING OFFICER

Inspector's Decision

9. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

P J Davies

INSPECTOR

¹ Planning Permission ref. S/2013/1074/FUL