



Appeal Decision

Site visit made on 23 December 2019

by Ben Plenty BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15th January 2020

Appeal Ref: APP/K2420/D/19/3238671

Hawthorne Cottage, Main Road, Upton CV13 6JX

- 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 Mrs Debra Suffolk against the decision of Hinckley & Bosworth Borough Council.
 - The application Ref 19/00626/HOU, dated 4 June 2019, was refused by notice dated 15 August 2019.
 - The development proposed is for a two-storey side extension, alterations, detached garage and revised site entrance.
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Decision

1. The appeal is allowed, and planning permission is granted for a two-storey side extension, alterations, detached garage and revised site entrance at Hawthorne Cottage, Main Road, Upton CV13 6JX in accordance with the terms of application Ref 19/00626/HOU dated 4 June 2019, and 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: Location Plan 1:1250, Block Plan 8712-04 Rev AB, Proposed floor plans 8712-02 Rev AB, Proposed and Existing Elevations 8712-01 Rev AB.
 - 3) The external surfaces of the extension hereby permitted shall match those used in the construction of the existing building.
 - 4) The approved hardstanding area shall be hard-surfaced for a minimum of 5 metres from the highway edge, prior to the first use of the garage, and maintained as such for the duration of the development.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host dwelling and the surrounding countryside.

Reasons

3. The site, the subject of the appeal, contains a semi-detached dwelling within a sizeable linear plot. The site is to the south of Upton and within the open countryside. The local topography is generally flat. The site is partially screened by trees and planting. The host dwelling and its neighbour have been extended with rear extensions in the past. There is a fir tree hedge to most of the rear

- boundary of the plot and a hedge is adjacent to the highway. The dwelling and site make a neutral contribution to the character and appearance of the area.
4. The proposed additions would increase the bulk of the dwelling and alter the symmetry between the pair. However, it would be slightly recessed with window proportions and roof lines that complement existing features of the host dwelling. The proposal would also add a third gable to the rear elevation. This would be in accordance with the established character of previous extensions. The proposal would extend the dwelling to the side and elongate the built form across the linear plot. However, such development would be relatively minor in long views and would not appreciably contribute towards a ribbon form of development. The majority of the frontage of the plot would therefore remain open with the proposal having only a limited effect on the surrounding area.
 5. The dwelling has been previously extended. This has been largely replicated by a rear extension to the rear of the adjacent dwelling. The dwellings are therefore relatively balanced. Consequently, the host dwelling has not been disproportionately extended in comparison to the neighbouring dwelling. Therefore, although the proposal would add a sizeable side extension to the dwelling, it would be read in context with the existing extended built form of both dwellings. The proposed side extension would not therefore appear out of character and would be in proportion to the existing built form.
 6. The relocated garage would sit within the existing garden and would be modest in scale. It would be set back from the highway and adjacent to a fir tree hedge. The associated hardstanding would be largely screened behind the highway hedge. The new access, through the hedge, would expose a section of the garden to the public realm but this in itself would not be harmful to the rural setting. As such the proposed extension, garage and access would not represent an unacceptable form of ribbon development and would complement the dwelling in terms of scale and design.
 7. Accordingly, the proposal would accord with policies DM4 and DM10 of the Hinckley and Bosworth Borough Council - Site Allocations and Development Management Policies 2006-2026 DPD (2016). These policies seek extensions to existing buildings to enhance the immediate setting and complement the character of the surrounding area.

Conditions

8. I have considered the use of conditions in line with guidance set out in the Government's Planning Practice Guidance. I have attached the three conditions suggested by the Council which are necessary in the interests of certainty and to safeguard the character and appearance of the area. Although not requested by the Council, I have applied a condition to require hard-surfacing adjacent to the highway in the interests of highway safety. This condition was requested by the Local Highway Authority and offered by the appellant. As such, I am content that parties would not be prejudiced by my doing so.

Conclusion

9. For the above reasons the appeal is allowed, and planning permission granted.

Ben Plenty (INSPECTOR)