



Appeal Decision

Site visit made on 10 March 2020

by Mark Harbottle BSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27th March 2020

Appeal Ref: APP/X2410/W/19/3242619

17 The Nook, Anstey, Leicestershire LE7 7AZ

- 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 S Nair, Shiva Ram Limited, against the decision of Charnwood Borough Council.
 - The application Ref P/18/2273/2, dated 7 November 2018, was refused by notice dated 6 September 2019.
 - The development proposed is creation of an additional floor over existing building to create additional floor for 2 apartments.
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Decision

1. The appeal is allowed and planning permission is granted for an additional floor over existing building to create additional floor for 2 apartments at 17 The Nook, Anstey, Leicestershire LE7 7AZ in accordance with the terms of the application, Ref P/18/2273/2, dated 7 November 2018, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing 18/87 01A (Existing Floor Plans and Elevations); Drawing 18/87 03A (Site Location Plan and Block Plan); Drawing 18/87 09 (Proposed Elevations); and Drawing 18/87 10 (Proposed Floor Plans).
 - 3) Prior to the commencement of the development hereby permitted, a detailed specification of all external materials to be used in the construction of the external elevations of the development hereby permitted shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details and shall be retained as such in perpetuity.

Preliminary matters

2. The proposed development was originally described as the creation of a pitched roof, but underwent substantial design change during the application process, resulting in a flat roof. I have reflected this in the formal decision above.

3. The Council adopted a Supplementary Planning Document on Design in January 2020 and I have taken that document into consideration.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the surrounding area, particularly the street scenes of The Nook and Staddon Road, and the host building.

Reasons

5. The Nook is a roundabout junction at the centre of the village and the appeal site stands on the corner with Staddon Road. Buildings on both roads exhibit differing scale, form and materials, although the majority are two storeys. The proposal would add a third storey, comprising two flats, to the appeal building.
6. Most buildings on The Nook and Staddon Road have traditional pitched roofs. The appeal building differs in having a flat roof, allowing partial views of the higher gables of adjacent buildings either side. This creates a break in the continuity of roof forms, particularly in views from The Nook. While the proposed additional floor would itself have a flat roof, this would reflect the character of the host building and the additional floor would be broadly consistent with the prevailing pattern of roof lines on both roads. Its scale and design would therefore be appropriate to the corner location and allow the building to integrate with the surrounding built form more successfully.
7. The additional floor would be set back from The Nook and, to a lesser extent, from Staddon Road. Its presence in Staddon Road would be accentuated by the gap above the adjacent single storey premises. Despite this, it would respect the broad massing of buildings in views along the road. Its mass would be apparent in views across Staddon Road from the entrance to the public car park opposite and from Church Lane; however, this would not have a significant effect on the character or appearance of the area.
8. The proposed facing materials, including wood shingles and a glazed balustrade to the balcony facing The Nook, would differ from those of the existing building. However, and subject to detailed control of materials through the imposition of an appropriate condition, this variety would add interest to the building and would make a positive contribution to the surrounding area.
9. Accordingly, the proposal would respond appropriately to the site, the host building and its surroundings and would respect and enhance the character and appearance of the area, which are the objectives of the most relevant development plan policies, policy CS2 of the Charnwood Local Plan 2011 to 2028 Core Strategy and saved policy EV/1 of the Borough of Charnwood Local Plan 1991-2006. In order to ensure full compliance with those policies, I shall impose the recommended conditions relating to approved plans and materials in the interests of clarity and the character and appearance of the area.

Conclusion

10. For the reasons set out above, the appeal is allowed.

Mark Harbottle

INSPECTOR