



Appeal Decision

Site visit made on 9 June 2020

by David Troy BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 June 2020

Appeal Ref: APP/T3735/D/20/3246602

Oakbank, 26 Hill Wootton Road, Leek Wootton CV35 7QL

- 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 Captain Robert Camby against the decision of Warwick District Council.
 - The application Ref W/19/1713, dated 7 October 2019, was refused by notice dated 3 December 2019.
 - The development proposed is two storey front extension, single storey side extension and entrance canopy.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey front extension, single storey side extension and entrance canopy at Oakbank, 26 Hill Wootton Road, Leek Wootton CV35 7QL in accordance with the terms of the application, Ref W/19/1713, dated 7 October 2019, 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 approved plans: 977-01 Rev. B (Location and Block Plan), 977-06 (Existing Elevations and Ground Floor Plan), 977-07 (Proposed Elevations and Ground Floor Plan), 977-08 (Existing and Proposed First Floor Plan).
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the proposed two storey front extension on the character and appearance of the host property and the area.

Reasons

3. The appeal property at 26 Hill Wootton Road (No. 26) is a two storey detached dwelling with a front canopy, single storey front extension and attached garage at the side. It is located in a mature well-established residential area, typically characterised by detached properties of varied character set back from the road behind a front garden/driveway. A number of the dwellings have single

- and two storey front extensions of varying styles and designs that generally appear as clearly subordinate to the dwellings.
4. The proposal would entail the construction of a two storey extension that would project out by approximately 4m from the front of the property in line with the existing front elevation. It would be stepped down below the ridge of the main house with a gabled roof to match the existing gable fronted projection. The proposal would also involve an entrance canopy and a small single storey pitched roof extension projecting from the side of the appeal property.
 5. The appeal property is on a relatively spacious plot and as such the extension would not appear overlarge, relative to the overall plot size. Given the site's location and mature landscaping along the front boundaries, the proposal would only be visible over short distances when passing the site. It would be seen in the context of the previous extensions and alterations to No. 26 and nearby properties, including the two storey front extension at No.22.
 6. Against this backdrop, the scale, form and siting of the proposed extension, stepped down and set back, would not appear significantly out of place or excessive in relation to the built form of the host property and the adjacent properties. The use of matching materials, fenestrations and the roof design would ensure the proposal would sit relatively unobtrusively against the two storey form of the main property and allow the proposal to achieve an appropriate degree of subordination to the main house. I therefore consider that the overall bulk and form of the proposed extension would not significantly detract from the architectural integrity of the host property and would limit any significant adverse impacts on the street scene.
 7. Consequently, I conclude that the proposal would not have a harmful effect on the character and appearance of the host property and the area. It would be consistent with Policy BE1 of Warwick District Local Plan 2017, Policy LW3 of Leek Wootton and Guy's Cliffe Neighbourhood Plan 2018 and the Council's Residential Design Guidance Supplementary Planning Document 2018. These policies and guidance, amongst other things, seek to ensure that development positively contributes to the character and quality of the environment through good design and layout, responds to the characteristics of the site and its surroundings and enhances and reinforces the local distinctiveness of the area.

Conditions

8. Having regard to the National Planning Policy Framework, and in particular paragraph 55, in addition to the standard time limit condition, I have specified the approved plans as this provides certainty. In order to protect the character and appearance of the area, I have imposed a condition requiring matching external materials.

Conclusion

9. For the reasons given above and having considered all other matters raised, I conclude that the appeal should be allowed.

David Troy

INSPECTOR