



Appeal Decision

Site visit made on 7 July 2020

by C Osgathorp BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 July 2020

Appeal Ref: APP/B1930/D/20/3246285

21 St Albans Road, Sandridge AL4 9LE

- 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 Unitt against the decision of St Albans City & District Council.
 - The application Ref 5/19/2361, dated 8 June 2019, was refused by notice dated 14 November 2019.
 - The development proposed is a ground and first floor front extension and single storey side and rear extension with rooflights.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the living conditions of the occupiers of No 23 St Albans Road, with particular regard to outlook.

Reasons

3. The previously approved single storey rear extension¹ would extend about 4.5 metres beyond the rear elevation of No 23 and then angle away from the boundary. The current appeal scheme proposes to 'square off' the rear elevation of the proposed extension, which would form a continuous wall close to the boundary that would extend around 6.75 metres beyond the rear elevation of No 23.
4. The previous Inspector had regard to the limited increase in height and depth of the extension against the boundary compared to the existing conservatory. Whilst the height of the current proposal would be similar to the previous approval, it would result in a significant increase in the length of the wall close to the boundary.
5. I appreciate the south-easterly orientation of the rear of the dwellings; the sizeable length of No 23's garden; and, the presence of the 2 storey rear extension of No 21. Nevertheless, the significant length of the proposed extension's side wall close to the boundary would be much more visually imposing than the previous approval and it would appear overbearing in relation to the main outdoor amenity area of No 23. The increase in land level

¹ Allowed on appeal under reference APP/B1930/D/18/3219201

to the rear and the height of the existing boundary fence would not sufficiently mitigate this impact. I note that there were no objections from the occupiers of the neighbouring property, however this would not overcome the harm I have identified.

6. For the above reasons, I conclude that the proposed development would be harmful to the living conditions of the occupiers of No 23 St Albans Road in respect of outlook. The proposal would therefore be contrary to saved Policy 72 of the St. Albans District Local Plan Review 1994, which, amongst other things, seeks to protect the amenity of neighbouring properties. It would also be contrary to Paragraph 127 of the National Planning Policy Framework, which, amongst other things, seeks to create places with a high standard of amenity for existing and future users.
7. The design of the proposed rear extension would be simpler than the previous approval and I appreciate that it would provide an improved internal configuration for No 21. Nevertheless, this would not outweigh the harm to the living conditions of the occupiers of No 23.
8. For the above reasons, I conclude that the appeal should be dismissed.

C Osgathorp

INSPECTOR