
Appeal Decision

Site visit made on 24 July 2020

by I Radcliffe BSc(Hons) MRTPI MCIEH DMS

an Inspector appointed by the Secretary of State

Decision date: 10 August 2020

Appeal Ref: APP/B0230/D/20/3252034

24 Beckham Close, Luton LU2 7BX

- 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 J Pedder against the decision of Luton Council.
 - The application Ref 20/00120/FULHH, dated 30 January 2020, was refused by notice dated 16 March 2020.
 - The development proposed is a first floor side extension and internal alterations.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this appeal is the effect of the proposed development on the character and appearance of the dwelling and the area.

Reasons

3. The appeal property is a four bedroom detached house at the end of a residential cul-de-sac. The house differs from many of its neighbours in that rather than having a rectangular footprint with the entrance door within the main elevation, it is an 'L' shaped property with the entrance door and twin garages located within a single storey element that faces the Close.
4. The proposed development would construct a first floor extension over most of the single storey element as far as the end of the first garage. Unlike the narrower extant permission (ref 19/01548/FULHH), the width of the extension would be greater than the width of the first floor elevation which would remain at the front of the house. As a result, its scale and mass would dominate the dwelling, rather than be subservient to it, as is the case with the extant permission. The roof to the extension would be set down slightly in relation to the roof of the main house. However, this would be insufficient to reduce the scale of the extension to the point where it would appear ancillary in scale to that of the original building.
5. In terms of the streetscene, whilst the extension would maintain the gaps that are characteristic of the estate, the increase in scale and mass of the house would result in a dwelling that would be out of keeping with the pattern of development and which would fail to enhance the character of the area.
6. Taking all these matters into account, I therefore conclude that the proposed development would cause unacceptable harm to the character and appearance

of the dwelling and area, contrary to policies LLP1, LLP19 and LLP25 of the Local Luton Plan. These policies require the protection of the character and appearance of a locality through high quality design with extensions to dwellings that are ancillary in scale and respect local design features. It would also be contrary to section 12 of the National Planning Policy Framework which, in relation to new development, seeks high quality design. The appeal should therefore be dismissed.

Ian Radcliffe

Inspector