
Appeal Decision

Site visit made on 17 August 2020

by Ben Plenty BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 August 2020

Appeal Ref: APP/W3710/D/20/3250268

71 Portland Drive, Nuneaton, Warwickshire CV10 9HZ

- 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 Paul Goode against the decision of Nuneaton & Bedworth Borough Council.
 - The application Ref 036774, dated 21 October 2019, was refused by notice dated 13 February 2020.
 - The development proposed is a single-storey side addition.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed extension on the character and appearance of the local streetscene.

Reasons

3. Portland Drive is an estate road within a residential area. The street mostly consists of semi-detached dwellings which are similar in style, scale and design. It is an 'open-plan' estate with the majority of front gardens absent of front boundary treatment. The appeal site is a prominent corner plot, the rear garden is enclosed by a fence. The side fence also continues toward the front boundary at lower height. The property is slightly elevated from the highway which, despite the fence, largely maintains the site's open aspect. Consequently, the dwelling has a strong presence in the street and contributes to the open character of the estate. The site therefore makes a positive contribution to the character and appearance of the street.
4. The Council's Residential Design Guide explains that side extensions should be in harmony with the design, character and layout of the property and surrounding area. The proposed side extension would complement the general form of the main dwelling. However, being a long structure, it would include a reasonably tall roof feature. The mass of the proposal would therefore be a comparatively overt addition to the dwelling. Furthermore, the existing first-floor side window would be shortened to accommodate the proposed roof form. Moreover, the absence of a front facing window would create a featureless component. This would be out of character with the design of the existing dwelling. Consequently, these elements combined would result in an idiosyncratic design that would detract from the appearance of the corner plot.

Consequently, the proposal would be out of character with the design of the dwelling.

5. Submitted evidence refers to a similar proposal approved at 14 Sherborne Avenue (referred to as 'Sherborne Crescent' in evidence). On site, I observed that development appears to have been recently commenced to the side of this corner plot. However, the details of that scheme are not in evidence. It is therefore difficult to draw any clear comparisons with the proposed development. In any event, a site comparison shows that this dwelling has a greater space to its side and is not elevated. Moreover, the surrounding open-plan character has been partly eroded. This is mostly as a result of many nearby front boundaries having been enclosed. This site is therefore of a substantially different character to the appeal site.
6. The proposal would reduce the sense of space created by the appeal site's corner location. Furthermore, the harmful effect of the proposal would be emphasised due to its scale and design and the prominence of the dwelling. As a result, the proposal would have a demonstrably harmful effect on the character and appearance of the local streetscene.
7. Consequently, the proposed extension would not accord with policy BE3 of the Nuneaton & Bedworth Borough Plan (2011-2031) 2019. This includes the requirement for development to be designed to a high standard and to contribute towards the local character. Furthermore, the proposal would not satisfy the Council's Residential Design Guide 2004, which seeks amongst other things, for development to not appear intrusive, prominent or incongruous in the street scene.
8. For the above reasons the appeal is dismissed.

Ben Plenty

INSPECTOR