
Appeal Decision

Site visit made on 28 July 2020

by Benjamin Clarke BA (Hons.) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: Friday, 04 September 2020

Appeal Ref: APP/P0240/D/20/3249989

39 Manor Close, Clifton SG17 5EJ

- 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 Swift against the decision of Central Bedfordshire Council.
 - The application Ref: CB/19/04047/FULL, dated 2 December 2019, was refused by notice dated 27 January 2020.
 - The development proposed is a first-floor extension, over existing ground floor.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development upon the character and appearance of the surrounding area.

Reasons

3. The appeal site consists of a detached dwelling sited next to the junction between Manor Close and Burrows Close. The dwelling features a single-storey extension that faces Burrows Close. The dwelling also features a two-storey projection on the other side of the dwelling.
4. The design of the proposed extension features a shallow roof pitch, which conflicts with the most prominent roof shape on the existing dwelling and the design and form of dwellings elsewhere within the vicinity. In consequence, the proposed development would erode the traditional form of architecture that is a feature of the appeal site and the wider residential area. The proposal therefore represents an incongruous form of development.
5. The erosion of the area's character is particularly concerning given the prominence of the appeal site. This is because it is next to the junction between Manor Close and Burrows Close. In result, both the front and rear elevations, in addition to the side of the extension would be readily viewed from the surrounding area. Owing to the form and positioning of the extension, it would not be possible to mitigate the adverse effect on the character and appearance of the surrounding area through the provision of additional landscaping or boundary treatments.
6. I acknowledge that the appeal site contains an existing side projection that has a roof form similar to the extension now proposed. However, the existing projection is well screened from many viewpoints in the surrounding area

owing to the positioning of the remainder of the appellant's dwelling and the neighbouring houses. In consequence, the existing projection does not have the same effects on the character and appearance of the surrounding area as the current proposal would have.

7. Although the proposed extension would reflect the footprint of the existing single-storey extension, the proposed development would have a greater scale and, owing to its height, be much more prominent in the surrounding area. In consequence, it would have a much greater effect on the character and appearance of the surrounding area. Therefore, I do not find that the presence of the existing single-storey extension requires me to disregard my previous concerns.
8. The evidence before me indicates that the proposed development would not have a notable adverse effect on the living conditions of the occupiers of neighbouring properties. Whilst this is a matter of note, it is only one of all the issues that must be considered in assessing a proposed development. In result, this does not overcome the adverse effects on the surrounding area as previously identified.
9. I therefore conclude that the proposed development would have an adverse effect on the character and appearance of the surrounding area. The development, in this regard, would fail to accord with Policy DM3 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) and the Central Bedfordshire Design Guide (2014). These, amongst other matters, seek to ensure that new developments relate well to the character and context of their surrounding area.

Conclusion

10. For the preceding reasons, I conclude that the appeal should be dismissed.

Benjamin Clarke

INSPECTOR