



Appeal Decision

Site visit made on 4 August 2020

by Bhupinder Thandi BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 08 September 2020

Appeal Ref: APP/Z2830/W/20/3248569

19 Shoemaker Close, Astcote, NN12 8AT

- 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 Craig Hindmarsh against the decision of South Northants District Council.
 - The application Ref S/2019/2364/FUL, dated 20 November 2019, was refused by notice dated 26 February 2020.
 - The development proposed is two storey side extension with change of use in the strip of land to the side of dwelling from agricultural to residential.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The description of development in the heading above has been taken from the planning application form. However, in Part E of the appeal form it is stated that the description of development has not changed, nevertheless, a different wording has been entered. Neither of the main parties has provided written confirmation that a revised description of development has been agreed. Accordingly, I have used the one given on the original application.
3. The South Northamptonshire Local Plan Part 2 (2020) (LP) has been adopted since the appeal was submitted. Saved Policies G3, H17, EV1 and EV2 of the South Northamptonshire Local Plan (1997) have been superseded by Policies SS2, SDP1 and LH1 of the LP. The appellant and the Council have commented on the new policies. I must make a decision based on the development plan at the time of my decision. I am satisfied that no interested parties have been prejudiced by my approach.

Main Issues

4. The main issue is the effect of the proposal upon the character and appearance of the host property and the area.

Reasons

5. The appeal site comprises a detached dwelling located within a modern cul de sac development. The dwelling and its rear garden neighbour open fields and whilst bounded by planting the fields make a positive contribution to the overall rural setting.

6. The proposal involves the construction of a two-storey extension. In order to facilitate the extension a strip of the neighbouring field is required to be incorporated into the plot of the host property, which lies outside the village confines.
7. The strip of land is clearly read as forming part of the agricultural field. Whilst the remainder of the field would remain, the proposed extension, land use and boundary treatment would appear overly domestic. This encroachment of residential development beyond the host plot and village would erode the agricultural characteristics of the surrounding area and the overall rural setting, thereby causing significant harm to its character and appearance.
8. I acknowledge that the appearance of the proposed development would be sympathetic to the host property and nearby buildings, that it would be largely screened from the surrounding area and it would not unduly harm the living conditions of nearby occupants. However, these factors are not sufficient to outweigh the harm that I have identified.
9. I note that the appellant's comments that the proposal would improve the house and garden for his growing family. Whilst, I have given this matter careful consideration, I am mindful of the advice contained within the Planning Practice Guidance that in general, planning is concerned with land use in the public interest. It is probable that the proposal would remain long after the current personal circumstances cease to be material. For these reasons, I find that this factor is not sufficient to outweigh the harm that I have identified.
10. As such, the proposed development would be contrary to Policies SS2, SDP1 and LH1 of the LP which, amongst other things, seek to maintain the individual identity of towns and villages and for residential extensions to maintain or enhance the character of the area.
11. It would also be contrary to Policies SA and S1 of the West Northamptonshire Joint Core Strategy Local Plan Part 1 (2014) which, amongst other things, requires development to enhance and maintain the distinctive character and vitality of rural communities. It would also be contrary to the aims and objectives of the National Planning Policy Framework which, amongst other things, seeks to ensure new development will add to the overall quality of the area.

Conclusion

12. For the reasons set out above the appeal does not succeed.

B Thandi

INSPECTOR