
Appeal Decision

Site visit made on 1 September 2020 by John Gunn DipTP Dip DBE MRTPI

Decision by R C Kirby BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28 September 2020

Appeal Ref: APP/V2825/D/20/3253305

26 Villa Way, Northampton NN4 6JJ

- 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 Dr Kyriaki Makopoulou against the decision of Northampton Borough Council.
 - The application Ref N/2020/0034, dated 7 January 2020, was refused by notice dated 6 March 2020.
 - The development is proposed outbuilding attached to side of dwelling together with new boundary treatment to side (part retrospective).
-

Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. The applicant on the original application form submitted to the local planning authority was Mrs Makopoulou. However, the appeal has been submitted by Dr Kyriaki Makopoulou. An e-mail has been received from the appellant giving her full name and confirming that she is a Doctor.

Main Issue

4. The main issue is the effect of the development on the character and appearance of the host property and the surrounding area.

Reasons for the Recommendation

5. The appeal property is an end of terrace town house located adjacent to the turning head of Villa Way. The area is characterised by a mix of 2 and 3 storey terraced town houses, semi-detached and detached dwellings, set back a short distance from the highway with open front gardens. The dwellings are constructed of brick and tiles, with rear gardens that adjoin the highway such

as the appeal property, usually enclosed with brick walls, fencing and softened by shrub planting.

6. The wooden fence, the softwood vertical sleepers that comprise the retaining structure and the outbuilding project forward of the gable wall of the host property, and sit in close proximity to the pavement on Villa Way. The combination of the new fence and supporting retaining wall results in a structure of a similar height to the existing fence, where it abuts the rear of the host property. However, the use of timber for its full height results in a prominent, incongruous feature in the street scene. Moreover, the addition of cladding to the existing brick retaining wall, as proposed, would further increase the prominence of the development to the detriment of the appearance of the host property and the area.
7. On my site visit I noted that whilst the roof to the outbuilding could be seen above the fence, it has a low pitch, and consequently it does not appear as a prominent, or detrimental feature, within the street scene. However, the absence of significant harm in this respect does not outweigh the adverse impacts that I have identified above.
8. The appellant has referred me to an e-mail identifying suggestions that might result in a form of development that would be acceptable to the Council. Whilst acknowledging the benefits of the parties continuing to discuss the development, after the decision notice was issued, I am required to consider the proposal before me. The acceptability of alternative proposals will be a matter for the Council to determine in the first instance.
9. Whilst acknowledging that letters of support were submitted by local residents I have no information regarding their relationship to the development, and as a consequence I am only able to give them limited weight in my consideration of the proposal.
10. In the light of the above, I find that the scheme has a harmful effect upon the character and appearance of the host property and the surrounding area, in conflict with Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) – adopted December 2014 and Policy E20 of the Northampton Local Plan 1993-2006 saved policies, which jointly seek to ensure that new developments have a high standard of design that reflects the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials. These objectives are consistent with the National Planning Policy Framework.

Conclusion and Recommendation

11. For the reasons given above and having regard to all other matters raised, I recommend that the appeal should be dismissed.

J Gunn

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

RC Kirby

INSPECTOR