
Appeal Decision

Site visit made on 6 October 2020

by R Bartlett PGDip URP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 October 2020

Appeal Ref: APP/W3520/D/20/3251253

11 Releet Close, Great Bricett, IP7 7FA

- 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 R Farthing against the decision of Mid Suffolk District Council.
 - The application Ref DC/20/00473, dated 4 February 2020, was refused by notice dated 27 March 2020.
 - The development proposed is rear single storey extension.
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Decision

1. The appeal is allowed and planning permission is granted for a rear single storey extension at 11 Releet Close, Great Bricett, IP7 7FA in accordance with the terms of the application, Ref DC/20/00473, dated 4 February 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Number 607.19.01 Rev. A, existing and proposed plans and elevations.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

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

Reasons

3. The appeal property is an end of terrace house. It is situated within a modern housing estate, comprising terraced and semi-detached houses arranged around a cul-de-sac and constructed in matching red brick and concrete roof tiles. There are small gardens to the rear of the properties, which are enclosed by approximately 1.8 metre high timber fencing. Many of the rear gardens contain sheds. To the rear of the appeal site there is a public open space, comprising a footpath around an enclosed pond.
4. The proposed single storey rear extension would project 2.4 metres from the original rear elevation of the dwelling. In terms of design, it would be a simple

lean to, with a mono-pitched roof. It would be constructed in materials to match the existing dwelling and would have roof lights, to provide additional light. In my view it would not appear contrived or out of character with the form and pattern of development in the area.

5. I observed on my site visit, a very similar rear lean to extension to that proposed, which has been constructed elsewhere on the same estate. This was visible from the access road and parking areas and does not harmfully detract from the character and appearance of the surrounding area.
6. Although the development would result in modest changes to the appearance of the original dwelling and to the terrace it forms part of, this change would not in my view materially or detrimentally affect the character or appearance of the area, despite being partially visible from public land to the rear.
7. I therefore find no conflict with saved policy H18 of the Mid Suffolk Local Plan (September 1998), which seeks, amongst other things, to ensure that extensions to existing dwellings are in keeping with the size, design and materials of the existing dwelling and will not materially or detrimentally affect the character and appearance of the area.
8. I also find no conflict with the design requirements set out in the National Planning Policy Framework or with saved policies GP1, H15 or H16 of the Local Plan, which are not specific to residential extensions or directly relevant to the proposal.

Conditions and Conclusion

9. For the reasons given above and having regard to all matters raised I conclude that the appeal should be allowed. I have imposed the statutory time limit condition and a condition listing the approved plans in the interests of certainty. I have also imposed a condition to ensure that the external materials of the extension match those of the existing dwelling, in the interests of good design and protecting the character and appearance of the area.

Rachael Bartlett

INSPECTOR