



Appeal Decision

Site visit made on 30 November 2020

by E Brownless BA (Hons) Solicitor (non-practising)

an Inspector appointed by the Secretary of State

Decision date: Thursday, 31 December 2020

Appeal Ref: APP/W0530/D/20/3258866

38 Moorfield Road, Duxford CB22 4PS

- 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 & Mrs Alexander against the decision of South Cambridgeshire District Council.
 - The application Ref: S/0030/20/FL, dated 7 January 2020, was refused by notice dated 1 July 2020.
 - The development proposed is a single storey side extension, first floor rear extension, front porch and replacement garage.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey side extension, first floor rear extensions, front porch and replacement garage at 38 Moorfield Road, Duxford CB22 4PS in accordance with the terms of the application, Ref: S/0030/20/FL, dated 7 January 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: A/4323/20/PL-02; A/4323/20/EX-01; A/4323/20/PL-01.
 - 3) Deliveries and all muck away movements shall be taken at or despatched from the site only between 09:30 – 16:00 hrs on Mondays to Fridays.
 - 4) No development above ground floor slab level shall take place until details of the materials to be used in the construction of the external surfaces of the extensions and garage hereby permitted have been submitted to and approved in writing by the local planning authority.

Development shall be carried out in accordance with the approved details.

- 5) The extension and garage hereby permitted shall not be occupied until the windows at first floor level in the side elevation of the extension and the rooflight windows within the roof of the garage have been fitted with obscured glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. The obscured glazing shall meet a minimum Pilkington Standard level 3 in obscurity. Once installed these windows shall be retained as specified thereafter.

- 6) The garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 38 Moorfield Road, Duxford.

Main Issue

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

Reasons

3. There is variety in the style, type, finish and positioning of dwellings along Moorfield Road. Nevertheless, the appeal dwelling forms the end dwelling in a modern infill development positioned to the eastern side of Moorfield Road. This group are generally sizeable detached two-storey properties set within generous sized plots. Taken together with ample sized landscaped front gardens and reasonable spacing between dwellings, this part of the street enjoys an open and spacious character and appearance. As the appeal dwelling shares these characteristics, it makes a positive contribution to the character and appearance of the surrounding area.
4. The proposal would introduce extensions to the front, side and rear elevations of the appeal dwelling. The Council's decision notice indicates that these are not a matter of contention for the main parties and no other parties have commented on this aspect of the proposal. I also consider that these would be an appropriate addition to the appeal dwelling that would not harm the character and appearance of the area.
5. Turning to the remainder of the proposed development, as a one and a half storey structure with living space within the roof structure, the proposed garage would be similar in height to the appeal dwelling. Its proposed height, mass and scale would appear noticeably greater than the existing garage it would replace and neighbouring garages. These are generally single storey structures positioned to the side of their host dwelling or project marginally beyond their principal elevation.
6. However, the existing garage is already positioned some distance beyond the principal elevation of the appeal dwelling. Moreover, it has no significant architectural merit and does not make any special contribution to the character and appearance of the streetscene.
7. By reason of its deep frontage, the proposed garage would remain set-back from the highway by some 12 metres, taking the appellant's measurements, which have not been disputed by the Council. Moreover, I observed that a number of dwellings within the vicinity have been substantially extended to their front. In particular, No 36 Moorfield Road has constructed a substantial two-storey and part single storey front extension. The proposed garage would broadly align with the forward projecting garage extension at No 36 and it would remain further set back than dwellings positioned to the north, which have been constructed much closer to the front of their plots.
8. Overall, whilst the proposed garage would be more visible, its presence would be adequately offset by the extensive front garden. The proposal would preserve the open and spacious character of the appeal site and neighbouring properties.

9. The use of a common palette of materials to neighbouring dwellings, some materials to match the appeal dwelling and a design reflecting local built form, including a pitched roof, would result in a development that would fit in well with the style of the appeal dwelling and it would not appear incongruous or visually obtrusive within the streetscene.
10. I note that the Duxford Conservation Area (CA) includes part of the rear garden of the appeal dwelling. However, by reason of my findings above and the intervening built form, I find that the proposed development would preserve the setting of the CA.
11. Therefore, I conclude that the proposed development would not cause unacceptable harm to the character and appearance of the surrounding area. It would accord with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 insofar as this policy requires new development to be of high quality design that is compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area.

Conditions

12. I have considered the Council's suggested conditions in accordance with the Planning Practice Guidance. In addition to the standard implementation condition it is necessary in the interests of clarity to define the plans which the scheme should accord to. A condition concerning external materials is required in the interests of character and appearance of the area.
13. A condition specifying the times of deliveries is necessary in the interests of highway safety given the dense urban area in which the appeal site sits together with considerable on-street parking.
14. A condition specifying obscure glazing and none opening windows at first floor level of the side elevation of the extension and the rooflights within the garage is necessary as, by reason of their position and height, they would provide an opportunity to overlook neighbouring properties and therefore it is necessary to protect the privacy of neighbouring residents. A condition limiting the use of the proposed garage to a residential use ancillary to the appeal dwelling is necessary to safeguard the living conditions of neighbouring occupants.

Conclusion

15. For the above reasons, the appeal is allowed subject to the conditions.

E Brownless

INSPECTOR