

Appeal Decision

Site visit made on 12 January 2021

by Paul Cooper MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 January 2021

Appeal Ref: APP/T2405/D/20/3264257

7 The Pastures, Narborough, Leicestershire LE19 3DT

- 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 Chauhan against the decision of Blaby District Council.
 - The application Ref 20/0724/HH, dated 3 June 2020, was refused by notice dated 5 October 2020.
 - The development proposed is two storey front & side extensions including single storey front/side and rear extensions.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The description above is taken from the Council's Decision Notice which describes the development more accurately than the Application Form. It was also used in the appeal form by the appellant. Therefore, I am satisfied that neither party has been prejudiced by the change.

Main Issue

3. The main issue in this case is the impact of the development on the character and appearance of the area.

Reasons

4. The appeal dwelling is a modern two-storey detached dwelling. The property lies within a residential area of modern properties. The front elevation of the property faces toward the Pastures approach from Forest Road, but the side elevation is blank and faces the highway, separated by an area of landscaping.
5. The appeal incorporates two storey front and side extensions, a single storey rear extension, and a single storey side extension that would link the detached garage to the property.
6. The two-storey side extension would be built toward the highway, on to the area of landscaping at the side of the property, which is owned and maintained by the appellants. This is one of the Council's principal areas of concerns regarding the proposals, as well as the alterations to the front elevation.

7. The appellant states that the side extension would be screened from some views at the side of the property. I find that while some mitigation is present, due to the proximity of the side extension to the site boundary and its scaling, it would still be visible. I find that the cumulative effect of the extensions would be highly visible and prominent in other public views. Moreover, I find that planting would be unlikely to acceptably mitigate the visual impact of the extension on the character and appearance of the area.
8. From my observations, these cumulative additions would overwhelm the character and appearance of the original dwelling. They would not respect the scale and proportions of the original house. It would result in over development of the site.
9. Due to the scale, bulk, design and position of the extensions, I consider that they unacceptably dominate the character and appearance of the locality to the detriment of the occupiers of surrounding properties.
10. It must be acknowledged that at the heart of the Framework is the presumption in favour of sustainable development. It sets out the three dimensions that need to be considered, and that the roles should not be taken in isolation.
11. Turning to the economic role, some very small benefit would be accrued in relation to the construction of the extensions. In terms of the social role, the development provides additional living accommodation, but not within a high-quality built environment. I now turn to the environmental role. I have found that the development causes harm to the character of the host dwelling and to the character and appearance of the surrounding street scene. The harm is so significant in terms of both the social and environmental roles that taking the three dimensions together, the development does not constitute sustainable development.
12. For these reasons, I conclude on the main issue that the proposal would fail to harmonise with the host property and prevailing character of the area. This would bring it into conflict with policy CS2 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013) and policy DM1 of the Blaby District Local Plan (Delivery) Development Plan Document (2019) which, amongst other matters, expect development to create places of high architectural and urban design quality, ensure that design is appropriate in its context and be in keeping with the character and appearance of the area.

Other Matters

13. I have noted the many other schemes that the appellant has put forward in support of their proposals. I have not been provided with full details of these schemes and I am therefore not aware of the context behind them. However, I am required to assess each scheme on its own merits, and I have identified the harms in this appeal in the assessment above.
14. The proposed development would provide additional accommodation to the appeal property for the appellant. I find that the scale, position and design of the extensions would have a detrimental impact on the character and appearance of the property and the surrounding area. As a result, having carefully considered all of the above, I find that the benefits of the proposal would be outweighed by the harm I have identified.

Conclusion

15. In reaching my conclusion on this matter, I have had regard to all matters raised. For the reasons stated above, I conclude that the proposal would have an adverse effect on the character and appearance of both the existing dwelling and the character and appearance of the area.
16. Therefore, I conclude that the appeal should be dismissed.

Paul Cooper

INSPECTOR