



Appeal Decision

Site visit made on 7 December 2020 by Darren Ellis MPlan

Decision by Susan Ashworth BA (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 February 2021

Appeal Ref: APP/F2415/D/20/3260295

150 Station Lane, Scraptoft, LE7 9UF

- 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 Bajwa against the decision of Harborough District Council.
 - The application Ref 20/00832/FUL, dated 10 June 2020, was refused by notice dated 4 August 2020.
 - The development is described as proposed extensions to existing detached dwelling.
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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.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the street scene.

Reasons for the Recommendation

4. The part of Station Lane surrounding the appeal site is characterised by bungalows, some of which have habitable space in the roofspace, that are set back from the street and situated on generous plots. The bungalows are of varying designs, features and materials, with a mix of hipped and gable roof forms. The appeal property, also a bungalow, reflects the general form and massing of the other buildings in the street.
 5. The proposal would see ground floor extensions that would 'square-off' the building, the roof reconfigured and the eaves and ridge extended upwards to create a first floor in the roof space, a two-storey gable-feature to the front, and two dormer windows on each of the four elevations. Amendments were received during the application process which included, amongst other things, a lowering of the proposed ridge height. Nevertheless, the eaves would be raised and a large area of flat roof formed over part of the building which would be at odds with the existing hipped and gable roofs in the street. In addition, the proposed dormers and two-storey front gable with a large window, together with the raising of the roof and the significant increase in the massing of the building, would cause the appeal property to have the appearance of a two-
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storey dwelling. Overall, the extended dwelling would appear as a prominent and incongruous feature in the street scene that would detract from the single-storey nature of its surroundings.

6. I note that existing hedges and shrubs to the front and side boundaries of the appeal site would provide some screening of the appeal property, although at the time of my site visit many of the shrubs had shed their leaves. Consequently, the landscaping does not provide as much screening during the winter months. Furthermore, the increased height of the extended dwelling would be higher than most of the vegetation, and there are significant gaps in the landscaping to allow access and egress from the driveway which provide views of the property. For these reasons, the existing hedges and shrubs would not provide permanent or substantial screening.
7. Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows, where the existing dwellinghouse consists of one storey, the enlargement of a dwellinghouse consisting of the construction of one additional storey as permitted development. Such an enlargement would be subject to various criteria and a separate prior approval procedure being followed. The prior approval of the Council would be required for matters including external appearance. The appellant states that an additional storey could be erected under this scheme that would have a far greater visual impact than the appeal proposal. However, no details of an acceptable scheme under Class AA have been provided. Furthermore, given the Council's objection to the appeal proposal on design grounds and the requirement for the Council to assess the external appearance of a scheme proposed under Class AA, I am not persuaded that a scheme of greater visual impact would necessarily be approved.
8. For these reasons, the proposal would conflict with Policy GD8 of the Harborough Local Plan (April 2019), which requires development to respect the context and characteristics of the street scene, and Policy S10 of the Scraftoft Neighbourhood Plan 2015-2028, which requires all new developments to reflect the distinctive character of Scraftoft.

Conclusion

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

Darren Ellis

APPEAL PLANNING OFFICER

Inspector's Decision

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

S Ashworth

INSPECTOR