
Appeal Decision

Site visit made on 8 February 2021 by Hannah Ellison BSc (Hons) MSc MRTPI

Decision by R C Kirby BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 February 2021

Appeal Ref: APP/E2340/D/20/3262805

Netherheys House, Barrowford Road, Colne, Lancashire BB8 9QP

- 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 Akhnooq Anwar against the decision of Pendle Borough Council.
 - The application Ref 20/0276/HHO, dated 26 February 2020, was refused by notice dated 25 September 2020.
 - The development proposed is a double storey side extension and alteration to vehicle access.
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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 effect of the proposal on the character and appearance of the host dwelling.

Reasons

4. The appeal property is a two-storey semi-detached dwelling of traditional design. The dwelling's address is on Barrowford Road however, due to the detailing and symmetry on the elevation fronting Netherheys Close, this reads as the front elevation of the dwelling.
5. Whilst the proposed extension would fill much of the space to the side it would nevertheless read as a subordinate addition to the host dwelling due to its set-down eaves and ridge height, set-back from the front elevation and its overall width. However, the proposed bi-folding doors would be a contemporary addition which would introduce a strong horizontal emphasis to the front elevation. This would appear at odds with and interrupt the traditional window layout and regular stone to glazing ratio of the host property. Due to their uncharacteristic positioning on the front elevation and their substantial width, this incongruous and overly dominant addition to the host dwelling would be highly prominent from the wider public realm.

6. It is acknowledged that two trees are to be planted close to the southern boundary and that landscaping could be controlled by way of a condition. However, the presence of landscaping would not overcome the adverse effects of the glazing arrangement on the host dwelling.
7. Consequently, due to its design, I conclude that this proposal would harm the character and appearance of the host dwelling. It would therefore conflict with Policy ENV2 of the Local Plan for Pendle, Core Strategy 2011-2030, the Design Principles Supplementary Planning Document (2009) and the National Planning Policy Framework which collectively seek to ensure that the design of developments is of a high standard that reflects and is appropriate to its setting.

Other Matter

8. Concern over how the Council dealt with the planning application is not a matter for me in the context of this appeal. I have considered the proposal strictly on its merits and have found it would cause harm as identified above.

Conclusion and Recommendation

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

H Ellison

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.

RC Kirby

INSPECTOR