



Appeal Decision

Site Visit made on 16 February 2021 by John Gunn DipTP Dip DBE MRTPI

Decision by R C Kirby BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5 March 2021

Appeal Ref: APP/P0240/W/20/3262150

Land at Bryson Close, Westoning, MK45 5JD

- 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 D and M Maher Services Ltd against the decision of Central Bedfordshire Council.
 - The application Ref CB/20/002581/FULL, dated 23 July 2020, was refused by notice dated 22 September 2020.
 - The development is described as 'Full planning permission for one 2-bed dwelling with 2 car parking spaces and associated landscaping'.
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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 proposed dwelling on the character and appearance of the surrounding area

Reasons

4. The appeal site lies in a residential area on the corner of Bryson Close and Greenfield Road. The area is characterised by short terraces of houses, detached and semi-detached houses and detached bungalows set back from the highway by a modest distance with well defined 'building lines'. Although in private ownership, the appeal site comprises a prominent area of open land to the front of the Baptist Church Hall and provides a visual break from the built form of the road. It makes a positive contribution to the character and appearance of this otherwise largely built up area.
5. The new dwelling would be positioned in line with the properties at 14-18 Greenfield Road however, given the alignment of the road the building would lie in very close proximity to the footpath to Greenfield Road and the carriageway to Bryson Close, with only limited opportunity to provide areas of soft landscaping. As a result, the building would be visually prominent within the streetscene. Moreover, the loss of the open land and its development as proposed would significantly erode the open character of this part of Greenfield Road.

6. I acknowledge that the garden would meet the requirements for amenity space set out in the Central Bedfordshire Design Guide (2014) however, its limited depth and shape would not be commensurate with other properties in the immediate locality which have more generous sized rear gardens. Furthermore, screening would be required along the Bryson Close frontage in order to provide privacy for future occupiers. These factors when considered together would give rise to a cramped appearance that would be at odds with the established grain and pattern of development in both Bryson Close and Greenfield Road.
7. The proposed development would not replicate the design of dwellings in the locality but would be of a similar scale to other properties on the Greenfield Road frontage. Moreover, the forward facing gable, the traditional pitched roof and materials proposed are features that are evident on properties in the area. However, the addition of a flat roof two storey outrigger on the rear of the dwelling would introduce a highly visible, and alien feature to the proposed development that would be out of character with the area.
8. I have considered the evidence presented by the appellant, which is not disputed by the Council, regarding the demolition of a former public house and redevelopment of land to create Bryson Close¹. Whilst acknowledging that a public house stood in a similar position to the proposed dwelling in the past, its design and context was different to what is now proposed. In particular Bryson Close did not exist. Consequently, it does not justify the current proposal. In any event each proposal should be considered on its own merits.
9. Taking these findings together, I conclude that the proposal would be harmful to the character and appearance of the area, in conflict with Policy DM3 of the Core Strategy and Development Management Policies (2009), the Central Bedfordshire Design Guide (2014) and Part 12 of the National Planning Policy Framework which jointly seek to promote developments that are appropriate in scale and design to their setting, complement local distinctiveness, and protect local character.

Recommendation

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

J Gunn

APPEAL PLANNING OFFICER

Inspector's Decision

11. 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

¹ MB/08/00133/FULL