



Appeal Decision

Site visit made on 8 June 2021

by Paul Cooper MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 June 2021

Appeal Ref: APP/Z2830/D/21/3272770

Rosebank, 10 Northampton Road, Yardley Hastings, Northampton NN7 1EX

- 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 M Thomason against the decision of South Northants District Council.
 - The application Ref S/2020/2078/FUL, dated 6 November 2020, was refused by notice dated 27 January 2021.
 - The development proposed is erection of a car port.
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Decision

1. The appeal is allowed, and planning permission is granted for the erection of a car port at Rosebank, 10 Northampton Road, Yardley Hastings, Northampton NN7 1EX in accordance with the application Ref S/2020/2078/FUL and the plans submitted with it.

Procedural Matters

2. The appeal is retrospective, as the works have already been completed. The application form stated the same. As the term 'retrospective' does not relate to an act of development, I have removed it from the description. I am satisfied this does not prejudice either party.

Main Issue

3. The main issue in this appeal is the effect of the development on the host dwelling and the character and appearance of the area.

Reasons

4. The appeal property is a detached dwelling constructed of brick and render. It is located in an area of predominately residential development, and just outside the Yardley Hastings Conservation Area.
5. The car port is located just in front of the double garage to the property, and is of aluminium construction, with a curved roof, with a maximum height of approximately 3.3m.
6. I note the submission of a heritage statement due to the proximity of the Conservation Area and that the Council have stated that the Conservation Area will not be affected by the structure. I concur with the Council's appraisal of the heritage issues and will not assess the matter any further in my report.

7. The set-back position of the appeal property relative to Northampton Road, and the existing boundary screening means that views of the car port are limited, unless stood at the bottom of the driveway, looking from Northampton Road. It is contemporary in design and modest in width and height, when seen in the context of the host dwelling. I find that it adds character to both the host dwelling and the appearance of the locality.
8. Given the relative size, it clearly reads as a subservient and component part of the host dwelling. It would add to local character as a result of its contemporary nature and add to the quality of the area.
9. In summary, I find no conflict with policies SS2 and SDP1 of the South Northamptonshire Part 2 Local Plan which, amongst other matters, expect development to use a design led approach to demonstrate compatibility and integration with its surroundings, will not adversely affect built heritage and do not have an impact on the character and appearance of the building, street scene or surroundings.

Other Matters

10. I have noted the objections from the Parish Council and local residents, and I note that the Council do not object in terms of the proximity to the Conservation Area. Contemporary design is often subjective, and the subject of healthy debate. I am satisfied that the nature and position of the car port do no harm the character and appearance of the local area.

Conditions

11. As the appeal is retrospective, the Council's request for standard conditions, including time limits etc. is irrelevant. I have noted the appellants comments regarding additional landscape screening, but I see no need to make this a requirement of consent given the current site circumstances and location. If the appellant wishes to add to the landscaping, that is their choice. As such, there are no formal conditions added to this decision.

Conclusion

12. Having had regard to all matters raised, the appeal is allowed.

Paul Cooper

INSPECTOR