
Appeal Decision

Site visit made on 11 May 2021

by S. Rennie BSc (Hons), BA (Hons), MA, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 June 2021

Appeal Ref: APP/D1265/W/21/3266945

27 Huntick Estate, Lytchett Matravers, Dorset BH16 6EB

- 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 AJ Land Consultancy Ltd against the decision of Dorset Council.
 - The application Ref 6/2020/0274, dated 12 June 2020, was refused by notice dated 4 November 2020.
 - The development proposed is to sever land and erect pair of semi-detached houses with access, parking and new dropped kerb.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the development on (1) the character and appearance of the area; (2) the living conditions of neighbours to the site; and (3) surface water flood risk.

Reasons

Character and Appearance

3. The plot is to the side of the semi-detached house at No 27 Huntick Estate, on what would have been an area of side garden at one time. No 27 is on a corner plot with the area near the site being made up of primarily semi-detached houses or bungalows set within spacious plots, both in terms of having large rear gardens and clear spacing between properties. There is typically more 'open areas' at corner plots. There is an area of Huntick Estate to the south which is more of a mix of house types, but the appeal site does not fall within the street scene of this part of Huntick Estate.
4. The proposal would introduce a new semi-detached pair of houses, with a design which reflects the surrounding semi-detached pairs, into this side garden area, between Nos 26 and 27. Currently this is a spacious area, which is also reflected on the opposite corner plot. This largely undeveloped space to the side of No 27 contributes positively to the low density and spacious character of this part of the Huntick Estate. The development of two houses would therefore erode this spaciousness significantly. Furthermore, the northernmost of the two proposed dwellings would have its side elevation close to the boundary with No 26. It is uncharacteristic within this part of the Huntick

Estate to have a two storey side elevation set so close to a side boundary of a plot, again eroding the spaciousness typical within this street scene.

5. There is a uniformity and spaciousness within this part of the Huntick Estate, but the proposed two houses would not reflect these characteristics, resulting in what would appear a cramped and incongruous development on this prominent corner plot location within the street scene.
6. I note that the proposal would result in relatively small rear gardens, but this would not be particularly evident if the dwellings were built. I also note that there are other examples of hardstanding areas to the front of houses. As such, these aspects are not visually harmful. However, due to the cramped nature of the proposed development within this setting it would not positively reflect the character of the street scene in this part of the Huntick Estate and would therefore be harmful to the character and appearance of this area. As such, the proposal would be contrary to the Purbeck Local Plan Part 1 - Policy D: Design, and the Lytchett Matravers Neighbourhood Plan adopted 2017 - Policies 1 & 2. These policies require development to positively integrate with their surroundings and meet with the local design principles, amongst other things.

Living Conditions

7. The proposal would introduce a semi-detached pair of houses into a plot within a residential area. The result would be that first floor rear elevation windows would have views into the rear garden of No 28 Huntick Estate. Whilst there would be some overlooking impact as a result, I also note that there is already a substantial level of mutual overlooking between first floor windows from existing other neighbouring houses. This means that the proposed houses would not result in any significant increase of overlooking over and above existing levels. This is also my conclusion with regards to potential overlooking into the gardens of any other neighbouring dwellings.
8. The rear elevation of the two proposed dwellings would also be clearly visible from the garden of No 28, where there currently is a gap. However, this is a residential area and there would be a clear separation distance between the rear of the proposed houses and the boundary with No 28. On this basis, there would be no significant level of overbearing or overshadowing impact to the occupants of No 28, or any other neighbour to the site.
9. Overall, the proposed dwellings would not be harmful to the living conditions of neighbours to the plot and so on this issue would be in accordance with the Purbeck Local Plan Part 1 - Policy D: Design; and the Lytchett Matravers Neighbourhood Plan adopted 2017 - Policies 1 & 2. These policies require development to not have adverse impacts to the village, and avoid and mitigate effects of overshadowing, overlooking and other adverse impacts on local amenity, for example.

Drainage

10. The site is known to have a history of surface water flooding and pooling of water on or near the site. At the time of the planning application there was a concern that an appropriate surface water flooding scheme may not be viable. However, with this appeal a Drainage and Flood Risk Statement has been produced and submitted.

11. The submitted statement identifies the flood risk and drainage options towards forming a proposed system for the development, based around permeable surfacing, the use of a tanked porous subbase system, and a traditional pipework system. To address flood risk issues the document plans for the buildings to be set a minimum of 300mm above the existing ground level and for the retention of a flow path for any overland run off to continue in between no 27 and the new buildings, out into Huntick Estate road.
12. There has not been any response before me from the Council on this issue, but subject to final details which could be required via condition I would regard this as an issue which is sufficiently addressed. As such, based on this evidence, I see no reason why the proposed houses should result in flood risk harm, either to the proposed dwellings or elsewhere. The proposal therefore would be in accordance with the Purbeck Local Plan Part 1 - Policy FR: Flood Risk; and the Lytchett Matravers Neighbourhood Plan adopted 2017 - Policies 1 and 2. On this issue, these policies require development to include consideration of how the impact of flooding will be managed and incorporate Sustainable Drainage System (SUDS) principles, amongst other things.

Planning Balance

13. The proposed dwellings would be located in a sustainable location near the village centre. They may reduce some pressure to build on Green Belt land or in the open countryside, with windfall sites and appropriate infill development often preferable. The two houses would also go towards the local housing supply.
14. However, the harm to the character and appearance of the street scene is such that it would significantly and demonstrably outweigh the benefits associated with the proposed development.

Conclusion

15. For the reasons outlined above and in considering all matters raised, the appeal should be dismissed.

Mr Steven Rennie

INSPECTOR