



Appeal Decision

Site Visit made on 12 July 2021

by Ian Radcliffe BSc(Hons) MRTPI MCIEH DMS

an Inspector appointed by the Secretary of State

Decision date: 15th July 2021

Appeal Ref: APP/U2805/D/21/3272003

10 Coldermeadow Avenue, Corby, Northamptonshire NN18 9AJ

- 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 Lee against the decision of Corby Borough Council.
 - The application Ref 20/00543/HHA, dated 3 December 2020, was refused by notice dated 5 March 2021.
 - The development proposed is a single storey extension to form granny annexe and detached garage.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey extension to form a granny annexe at 10 Coldermeadow Avenue, Corby, Northamptonshire NN18 9AJ in accordance with the terms of the application, Ref 20/00543/HHA, dated 3 December 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 2020/12/1, 2020/12/2A
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Preliminary Matter

2. The description of development in the heading above has been taken from the planning application form. It was confirmed by the appellant that this description has changed to 'a single storey extension to form granny annexe'. It is on the basis of this amended description that the Council determined the application and I shall determine the appeal on the same basis.

Main Issue

3. The main issue in this appeal is the effect of the proposed development on the host property and local area.

Reasons

4. Coldermeadow Avenue is a suburban residential road which in the vicinity of the appeal property, No 10, is characterised by flat fronted, gable ended detached houses. The spacious lay out of these houses in combination with their open front gardens and mature trees in the background creates an attractive residential environment.

5. In keeping with No 12, the appeal property has an integral flat roofed garage that occupies the space between the side of the house and the side boundary. The proposed development would be set in from the side boundary by a metre (m) and extend beyond the rear elevation of the main house by 8.8m to create an 'L' shaped dwelling at ground floor level. In views from the street, the approximate doubling in length of the single storey side element of the dwelling would be largely screened from view by the adjacent flank wall of the house at No 12.
6. The use of a pitched roof to the extension would add scale and bulk. However, it would match the roof on the two storey part of the house and would be in proportion to it. Moreover, sufficient open space would remain at first floor level separating No 10 from No 12 for the spacious pattern of development that characterises this part of the Avenue to be retained.
7. Taking all these matters into account, I therefore conclude that the proposed extension would be subservient to the house and complement its character and appearance and that of the area in compliance with policy 8 of the North Northamptonshire Joint Core Strategy. This policy requires the protection of the character and appearance of a locality through high quality design that respects local design features.

Other Matters

8. The long length of the extension would project beyond the rear elevation of No 12. However, given the staggered layout of housing along this part of the Avenue, which has resulted in No 12 being set further back than No 10, it would not project so far to the rear as to harmfully enclose the outlook from the rear of No 12 or harmfully reduce levels of natural light.

Conclusion

9. For the reasons given above, the appeal should be allowed. For the avoidance of doubt, and in the interests of proper planning, development needs to be carried out in accordance with the approved plans. In order that the extension complements the house the external materials used in its construction need to match. I have required these matters by condition.

Ian Radcliffe

Inspector

Appendix 1

List of those who have appealed

Reference	Case Reference	Appellant
Appeal A	APP/U2805/D/21/3272003	Mr Mark Lee
Appeal B	APP/U2805/D/21/3276371	Mr Mark Lee