



Appeal Decision

Site visit made on 10 August 2021

by David Murray BA (Hons) DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 August 2021

Appeal Ref: APP/Z2830/D/21/3274535

11 The Elms, Silverstone, Northamptonshire, NN12 8WD

- 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 J Dent against the decision of South Northants District Council.
 - The application Ref. S/2021/0051/FUL, dated 5 January 2021, was refused by notice dated 2 March 2021.
 - The development proposed is the erection of a conservatory.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a conservatory at 11 The Elms, Silverstone, Northamptonshire, NN12 8WD, in accordance with the terms of application Ref. S/2021/0051/FUL, dated 5 January 2021, and the plans submitted with it, subject to the following conditions.
 - 1) The development hereby permitted shall be begun before the expiry of three years from the date of this permission.
 - 2) The materials to be used on the external walls and outside facing roof of the conservatory shall match those of the existing house.

Main Issue

2. The main issue is the effect of the proposed conservatory on the character and appearance of the host dwelling and its setting in the wider area.

Reasons

Background

3. The appeal site comprises a two storey semi-detached property which lies in an enclave of similar properties on the edge of Silverstone. The property has stone elevations and a slate roof and the overall design is of an agricultural barn where the central part of each 'semi' has a timber clad panel with the appearance of bay doors to a threshing barn. The host dwelling has an outrigger of similar materials.
4. It is proposed to construct a single story conservatory alongside part of the outrigger and this would have an oak framed glazed end above a stone plinth and high level windows on the side elevation above the existing fence along the party boundary.

Effect on character and appearance

5. Although the host building is a relatively recently constructed dwelling rather than a barn conversion, the Council stresses the importance of the rural form of the residential enclave and I noted the attractive appearance of the courtyard development at my visit.
6. The proposed conservatory would be at the rear of the property and would lie partly alongside the outrigger. As such views of it from the public realm along Brackley Road would be limited and the small extension would only be seen at a distance in glimpses through the existing landscaping along this road. In terms of the effect on the design of the property itself, the conservatory would have a main elevation in a matching stone and with the outside roof slope being of slate. These materials would continue the form of the host property and I am satisfied that the small scale and unobtrusive position of the addition would not detract from the outward appearance of this visually attractive new housing development. The fact that the conservatory would partly hide part of the timber cladding to the mock 'barn doors' is not visually significant as there is already a domestic glazed door in this feature which is also bisected by the adjoining party fence and hedge.
7. Local Plan policy SS2 requires new development to maintain the identity of individual settlements and integrate with its surrounds and local character. A similar emphasis is placed on achieving good design in Policy SDP.1 and in NE2 regarding Special Landscape Areas. The proposed scheme would achieve this and visually would not have a harmful effect on the design quality of the host building or the wider setting of the development. I am also satisfied that the proposal meets the guidance in the National Planning Policy Framework (July 2021) in achieving good design.
8. The Council also raises concern that to permit the scheme would create a precedent for further harmful additions. However, I understand that 'permitted development rights' have been removed for this housing development therefore the Council will have control over further additions that are sought and which can be assessed on their individual merits and circumstances. As such any precedent set with this appeal need not be a harmful one.

Planning balance

9. Overall in the planning balance I find that the proposed conservatory would not harm the character and appearance of the host dwelling and wider area and would accord with the relevant policy requirements in favour of maintaining the appearance of an area. This accord is not outweighed by any other considerations therefore planning permission should be granted

Conclusion

10. For the reasons given above I conclude that the appeal should be allowed.

David Murray

INSPECTOR