



Appeal Decision

Site Visit made on 9 August 2021

by B Plenty BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 August 2021

Appeal Ref: APP/U2805/D/21/3276371

10 Coldermeadow Avenue, CORBY 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 Mark Lee against the decision of Corby Borough Council.
 - The application Ref NC/21/00126/DPA, dated 17 March 2021, was refused by notice dated 19 May 2021.
 - The development proposed is a single storey extension to form granny annexe.
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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 NN18 9AJ in accordance with the terms of the application, Ref NC/21/00126/DPA, dated 17 March 2021, subject to the following conditions;
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plan: 2020/12/2 MK3 17/03/21 and accompanying site plan.
 - 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 Matters

2. An appeal decision¹ on the same site and for a similar form of development was allowed earlier this year (the approved extension). That scheme included a single-storey side extension that was around two metres shorter in comparison to the proposed extension and therefore projected a slightly smaller amount into the rear garden.

Main Issue

3. The main issue is the effect of the proposed extension on the character and appearance of the existing dwelling and the surrounding area.

Reasons

4. Coldermeadow Avenue is a suburban open plan estate with relatively deep plots. The style of housing is relatively diverse but largely consists of detached traditional dwellings within a verdant setting. The appeal dwelling is a detached

¹ Appeal Decision Reference: APP/U2805/D/21/3272003

two-storey rendered building with a pitched roof. Its positioning in relation to the curve of the highway results in this and neighbouring dwellings being arranged in a staggered building line. The appeal site accords with local mostly spacious built form and makes a positive contribution to the wider area.

5. The side element of the proposed extension would replace an existing garage and introduce a pitched roof. This would complement the host dwelling and integrate the proposed extension well with the surrounding area. The rear element of the proposal would project a sizeable distance into the rear garden. Being located behind the proposed pitched roof, and obscured partially by No 12, the length of the proposal would not be evident from the public highway. As such, the effect of this on the wider street pattern would be negligible.
6. Moreover, the proposed design features including pitched roofs, window proportions and rendered walls of the proposal would complement the host dwelling. The proposed extension would be single storey of limited width. It would be mostly seen from the vantage of the sizeable rear garden, with the gable end of No 12 as its backdrop. As a result, the proposal would appear as a subservient element of the host dwelling. Furthermore, the proposal would only be marginally larger than the approved extension and also a version that may now benefit from Prior Approval. These schemes represent important fall-back positions that weigh further in favour of the proposal.
7. For the above reasons, the proposed extension would complement the character and appearance of the host dwelling and the surrounding area. Accordingly, the proposal would satisfy policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031 (2016) and saved policy P10(R) of the Corby Borough Local Plan (1997). These policies, inter alia, seek extensions that would not adversely affect the host dwelling or surrounding area. These policies are generally consistent with the National Planning Policy Framework that requires development to be sympathetic to local character.

Other Matters

8. The proposed extension would retain a gap to the side boundary fence with the neighbouring dwelling which is also set away from the shared boundary. The separation distance, in combination with the land level change and proposed rear hipped roof, would limit the effect of the proposal on the neighbour's outlook.

Conclusion

9. I have attached conditions with respect to a commencement date and approved plans in accordance with the Government's Planning Practice Guidance. A condition is also necessary for the proposal to consist of matching materials, to accord with the character and appearance of the host dwelling. In contrast, it would not be necessary, in the interests of the privacy of the neighbouring occupiers, to require the side facing windows to be obscurely glazed due to the change in levels and the proximity of the boundary fence. For the above reasons, the appeal is allowed, and planning permission granted subject to the imposed conditions.

B Plenty

INSPECTOR