The Planning Inspectorate

Appeal Decision

Site visit made on 9 November 2021

by Darren Hendley BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17th November 2021

Appeal Ref: APP/Y2003/D/21/3277042
36 Westerdale Road, Scunthorpe DN16 2QZ

- 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 T Berry against the decision of North Lincolnshire Council.
- The application Ref: PA/2021/625, dated 31 March 2021, was refused by notice dated 2 June 2021.
- The development proposed is a single storey extension to side elevation.

Decision

1. The appeal is allowed and planning permission is granted for a single storey extension to side elevation at 36 Westerdale Road, Scunthorpe DN16 2QZ in accordance with the terms of the application, Ref: PA/2021/625, dated 31 March 2021, 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 plan: B.01/21 Survey and Proposed.

   3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal property comprises an end of terrace house that is located on the corner of Westerdale Road and Bedale Road. The 2 storey side elevation of the house which faces the Bedale Road boundary is well set back. The boundary itself is defined by a panel fence. Whilst there is a building line with the nearest properties on this side of Bedale Road, this dissipates at an arrangement of bungalows around a green circular feature that is found a relatively short distance from the site. The area exhibits a planned layout, albeit there are a mix of types of properties.

4. The siting and layout of the proposal would be as such that it would not project as far as the boundary fence. Its height would also be at its lowest nearest the

boundary due to the lean-to form and it would extend along only part of the existing side elevation. The scale of the proposal would be fairly modest when compared to the existing house.

5. Whilst the proposal would project forward of the building line on this part of Bedale Road, I am not persuaded this is decisive. With its collective proportions, it would not be visually prominent in the streetscene to an untoward degree as regards its impact. Nor is this building line a strong aspect of the local character because it does not extend any great distance. The setting would be adequately respected.

6. The appeal property presents two public facing elevations and whilst the front elevation is shorter, in my view, it is the predominant elevation because it forms the front facing end of the terrace. The comparative modest size of the proposal compared to the front elevation would not unduly disrupt this arrangement.

7. In relation to creating a precedent for other such extensions, this would depend on whether the site circumstances were the same, and if cumulative effects on the character of the area would be harmful. Such an issue does not apply in this case. There are only occasional examples of extensions on a public facing elevation on corner plots in the broader area.

8. I conclude that the proposal would not have an unacceptable effect on the character and appearance of the area. As such, it would comply with Saved Policies DS1 and DS5 of the North Lincolnshire Local Plan (2003) and with Policy CS5 of the Core Strategy (2011) where they state that a high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused; the design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area; be sympathetic in design, scale and materials to the existing dwelling and its neighbours; and that all new development in North Lincolnshire should be well designed and appropriate for their context, and contribute to creating a sense of place.

9. The proposal would also comply with the Council's SPG1 Design Guidance for House Extensions (2003) where it has regard to the importance of good design and that extensions to houses should be in keeping with the design of the original house.

Conditions

10. In addition to the timescale for implementation, I have imposed a condition concerning the approved plan for the purposes of certainty. I have also imposed a condition by way of matching external materials to the existing building. This is in order to protect the character and appearance of the building and the area.

Conclusion

11. For the reasons set out above and having regard to all matters that have been raised, the appeal should be allowed subject to the conditions.

Darren Hendley

INSPECTOR