

Appeal Decision

Site visit made on 22 November 2021

by David Fitzsimon MRTPI

an Inspector appointed by the Secretary of State

Decision date: 9TH December 2021

Appeal Ref: APP/C2708/D/21/3282434

30 Meadow Lane, Cononley, Keighley BD20 8NB

- 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 Dean Simpson against the decision of Craven District Council.
 - The application Ref 2021/22874/HH, dated 29 April 2021, was refused by notice dated 27 July 2021.
 - The development proposed is a two storey extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the proposed extension on the character and appearance of the host dwelling and the street scene within which it sits.

Reasons

3. The appeal relates to a dwelling which sits at the end of a terrace of similar properties. The proposal seeks to erect a two storey extension predominantly to the side of the host dwelling, but which would project forward beyond the principal elevation, finishing in a gable.
 4. The principle of a two storey extension has been established by an earlier planning permission (Ref. 2018/19532/HH). The approved scheme includes a single storey section projecting some 2.4 metres beyond the main front elevation of the host dwelling. The appeal scheme proposes a two storey gable projecting beyond the main front elevation of the host dwelling on the same footprint.
 5. The ridge of the proposed extension would be set down from that of the host dwelling and it would be finished matching external materials. However, the two storey projecting gable would breach established building line of this row of dwellings, which is a noticeable and pleasing element of the street scene. In my view, the breach at first floor level and consequent effect of the two storey projection would be far more pronounced than that of the approved single storey addition. To my mind, the two storey projecting element of the proposed extension would appear out of keeping with the form of the host dwelling and
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the terrace. The effect would introduce an unduly dominant and incongruous feature which would be widely visible within the street scene.

6. In reaching my decision, I accept that the proposed extension would not adversely affect the living conditions of nearby residents and I note the planning application did not generate any formal objections from third parties. However, these are neutral factors in the overall planning balance.
7. For the above reasons, I conclude that the proposed extension would harm the character and appearance of the host dwelling and the street scene within which it sits. In such terms, it conflicts with policy ENV3 of the adopted Craven Local Plan which promotes high quality design that responds to local context and respects the form of existing and surrounding buildings.
8. The arguments advanced by the Appellant do not outweigh this harm and policy conflict therefore the appeal does not succeed.

David Fitzsimon

INSPECTOR