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## Appeal Decision

Site visit made on 18 January 2022

**by D J Barnes MBA BSc(Hons) DipTP MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 24<sup>th</sup> February 2022**

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**Appeal Ref: APP/M2840/D/21/3289133**

**1 Banbury Close, Wellingborough NN8 2LP**

- 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 Stephen Mabbutt against the decision of North Northamptonshire Council.
  - The application Ref NW/21/00917/FUL, dated 18 October 2021, was refused by notice dated 23 November 2021.
  - The development proposed is the erection of a two storey side extension.
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### Decision

1. The appeal is allowed and planning permission is granted for the erection of a two storey side extension at 1 Banbury Close, Wellingborough NN8 2LP in accordance with the terms of the application, Ref NW/21/00917/FUL, dated 23 November 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 plans: Location Plan and A21-125-01d.
  - 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. It is considered that the main issue is the effect of the proposed development on the character and appearance of the host property and the streetscene.

### Reasons

3. The proposed development includes the erection of a 2-storey side extension to a detached dwelling located on a corner plot at the junction of Banbury Close and Bourton Way. The streetscenes along these roads predominantly comprises the front and side elevations of dwellings which are sited close together. There is some relief of this built form of development because of the area of open space fronting Bourton Way. By reason of it siting at the road junction and the adjacent open space, the property does not readily form part of the streetscenes along these roads. However, the enlarged dwelling would still be a notable feature when viewed from Bourton Way and, to a lesser degree, Banbury Close.

4. The Council's *Residential Extensions: A Guide to Good Design Supplementary Planning Guidance* discourages side extensions up-to the boundary, requires the design of an extension to match the existing roof and fenestration and for the addition's front elevation to be set back from the host property's front elevation to maintain the proportions of the original house. No specific guidance is provided on the scale, depth or width of any side extensions.
5. As indicated on the submitted drawings, the proposed extension would be no deeper than the host property and it would be around half the width of the existing dwelling. The side elevation of the property would be set back from property's boundary with Banbury Close. The proposed fenestration and roof design of the appeal scheme would reflect the host property. The use of matching external materials could be secured by an appropriate condition.
6. There would not be a set back from the property's front elevation. However, because of both its isolated siting and design the proposed extension would not result in a dwelling that would be an incongruous form of development which would be detrimental to the character and appearance of the streetscenes Bourton Way and Banbury Close. The size of the plot is sufficient to avoid the resulting property representing a cramped or overbearing form of development. This assessment has taken into account the siting of the enlarged dwelling at the road junction.
7. For the reasons given, it is concluded that the proposed development would not cause unacceptable harm to the character and appearance of the host property and the streetscene and, as such, it would not conflict with Policy 8 of the North Northamptonshire Joint Core Strategy. Amongst other matters this policy requires development to respond to the site's immediate and wider context and local character.

### **Conditions**

8. The Council has suggested several conditions in the event this appeal succeeds which have been assessed against the tests in the National Planning Policy Framework and the Planning Practice Guidance. For reasons of clarity and certainty, a condition is necessary to ensure that the appeal scheme is constructed in accordance with the submitted drawings. A condition to secure the use of matching materials has already been identified and being required.
9. Accordingly and for the reasons given, it is concluded that this appeal should be allowed.

*D J Barnes*

INSPECTOR