
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 FEBRUARY 2022

Appeal Ref: APP/W2845/D/21/3286077

Watford Court Garden House, Kilsby Road, Watford Village NN6 7UT

- 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 John Mockett against the decision of West Northamptonshire Council.
 - The application Ref WND/2021/0232, dated 25 May 2021, was refused by notice dated 31 August 2021.
 - The development proposed is the erection of a new glazed enclosure to existing first floor terrace.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a new glazed enclosure to existing first floor terrace at Watford Court Garden House, Kilsby Road, Watford Village NN6 7UT in accordance with the terms of the application, Ref WND/2021/0232, dated 25 May 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, including the stated materials to be used in the construction of the external surfaces: Location Plan; 6000/1; 6000/2; 6000/3 Rev A and 6000/4.

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 surrounding area.

Reasons

3. The appeal property is a 2-storey detached dwelling situated on a large plot on the edge of a village. As described by the appellant, the property's design gives a nod to local vernacular architecture but incorporates contemporary design elements which set it apart from neighbouring dwellings of more traditional design. Examples of the differences include the extensive gable fenestration and the mix of walls constructed of both brick and stone. The property includes a single storey side projection providing the main entrance to the property which has a flat roof that is used as a terrace. The proposed development includes the enclosure of the terrace by a glazed structure.

4. From the surrounding area, there are views of the property. The distant views across the adjoining field to the west are filtered by substantial trees. Other properties screen views from the east and south. Although there is a high stone wall along the northern boundary of the property's curtilage and a hedge alongside the access track, parts of the terrace can be seen from the road. Accordingly, the proposed glazed addition would be seen from the road.
5. However, the proposed development would be a modest sized, lightweight structure primarily of glass construction. Where views are available from the road the proposed development would be seen primarily against the context of the host property. The appeal scheme would neither be a prominent nor conspicuous form of development and, as such, no significant harm would be caused to the character and appearance of the surrounding area at this edge of village location.
6. Further, because of the mix of traditional and contemporary architecture, including the fenestration and mix of external materials, the proposed development would not significantly detract from the character and appearance of the host property. The bronze frame of the proposed development would reflect the brown of the window frames and the eaves line of the property as a whole would still be visible.
7. The siting and lightweight design of the appeal scheme would have a neutral effect on the setting and significance of the near-by designated heritage assets, including the boundary wall, church and the Scheduled Ancient Monument .
8. 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 surrounding area and, as such, it would not conflict with Policy ENV10(B) of the Settlements and Countryside Local Plan (Part 2) for Daventry District. This policy refers to development of poor design that does not add to the character and quality of an area and the way it functions not being supported.

Conditions

9. 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, the appeal scheme should be constructed in accordance with the submitted drawings, including the stated external materials. For this reason, a specific condition requiring external materials to match the host property is unnecessary in this case.
10. Accordingly and for the reasons given, it is concluded that this appeal should be allowed.

D J Barnes

INSPECTOR