
Appeal Decision

Site visit made on 15 March 2022

by C McDonagh BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 April 2022

Appeal Ref: APP/Y2003/W/21/3285351

14 Gollands Lane, Westwoodside DN9 2AX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Steven Hall against the decision of North Lincolnshire Council.
 - The application Ref PA/2021/1032, dated 28 May 2021, was refused by notice dated 24 September 2021.
 - The development proposed is described as 'Outline Planning Application with all matters reserved, for the erection of one new dwelling'.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The application was submitted in outline with all matters reserved for future consideration. I have determined the appeal on this basis, treating supporting plans as illustrative.

Main Issue

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

Reasons

4. The appeal site comprises a semi-detached dwelling with a single-storey side extension. Houses along Gollands Lane are positioned centrally within generous plots with their side elevations facing the lane following an established linear building line. These characteristics contribute to a strong sense of uniformity of appearance in an area that has a pleasantly open and spacious semi-rural character.
5. The appeal scheme would introduce a dwelling protruding beyond the established build line and positioned much closer to the road than other dwellings. This would be at odds with the existing linear pattern of development and harmfully erode the open and spacious character of the area.
6. Moreover, although it is indicative, the submitted site plan indicates that the proposal would be of larger footprint than the host property. Whilst I take on board the appellants point that other properties have been enlarged with two-storey side extensions, these are ancillary to their host properties rather than separate dwellings. I have no information before me on these developments,

such as details of any planning permissions granted, although as a separate dwelling attached to the host building, this would be incongruent in the area and create a terrace amongst semi-detached houses.

7. This harm would be compounded by inevitable boundary treatments which would create a smaller garden for the host and proposed dwellings. The proposal would therefore fail to display the same degree of spaciousness as properties in the vicinity and the introduction of a dwelling would result in an increase in the density of development within the locality, which is generally characterised by good sized gardens.
8. Whilst the proposal is submitted in outline form, and detailed matters of scale, landscaping, layout and appearance are not before me, the proposal would be prominent in views from the lane and neighbouring dwellings, from where it would be read as a discordant addition to the street scene that would appear out of keeping with the prevailing pattern of built form of existing dwellings along Gollands Lane. I am informed there are a variety of dwelling types on Gollands Lane, although this did not appear to be the case from my observations on my site visit.
9. Accordingly, I conclude that the appeal scheme would cause unacceptable harm to the character and appearance of the area. It would therefore conflict with Policies DS1, H5 and H8 of the North Lincolnshire Local Plan (LP) (adopted May 2003) and CS5 of the North Lincolnshire Local Development Framework Core Strategy (CS) (adopted June 2011). These seek to ensure, among other things, that new residential development respects and reflects the form, scale and nature of the local environment.

Planning Balance

10. I understand the Council can demonstrate a 5-year supply of deliverable housing land. I note this is not disputed, although I agree with the appellant that this is a minimum number and should not act as a ceiling to further development. The National Planning Policy Framework (the Framework) seeks to significantly increase the supply of housing and as such, the proposal would add a single dwelling to the Council's existing stock in an area which has access to services and facilities. As such, I attribute modest weight in favour of the scheme.
11. I also note that there are no risks identified from flooding, and there is a lack of objections from statutory consultees. However, an absence of harm in these matters would be neutral in the planning balance.
12. Conversely, I have identified harm to the character and appearance of the area which carries significant weight against the proposal. Set against this harm, the socio-economic benefits associated with one dwelling would be limited, taking account of the objective of boosting significantly the supply of housing in the Framework and given the Council's housing land supply position.
13. Therefore, taking into account all these matters, the adverse impacts of the development would significantly outweigh the benefits when assessed against the policies of the development plan and the overarching aims of the Framework.

Conclusion

14. The proposal would harm the character and appearance of the area. As such it would conflict with the development plan taken as a whole. There are no material considerations that indicate the decision should be made other than in accordance with the development plan. Therefore, for the reasons given, I conclude that the appeal should be dismissed.

C McDonagh

INSPECTOR