
Appeal Decision

Site visit made on 5 April 2022

by Andre Pinto BA MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6 May 2022

Appeal Ref: APP/W2845/D/22/3294055

Plumstead, Turweston Road, Brackley NN13 7DD

- 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 and Mrs R Wainwright against the decision of West Northamptonshire Council.
 - The application Ref WS/2021/1460/FUL, dated 26 August 2021, was refused by notice dated 10 December 2021.
 - The development proposed is front extension with associated internal and external works.
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Decision

1. The appeal is allowed and planning permission is granted for a front extension with associated internal and external works at Plumstead, Turweston Road, Brackley NN13 7DD in accordance with the terms of the application Ref WS/2021/1460/FUL, dated 26 August 2021, and the plans submitted with it, 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, Block and Site Plans (P/20/360/001, Rev B) and Proposed Plans (P/20/360/003, Rev B).
 - 3) No development shall commence until details / samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.

Main Issue

2. The main issue is the effect of the proposed development on the host property and on the character and appearance of the area.

Reasons

3. The appeal site is located in a fairly quiet road, dominated on one side by one storey detached houses and on the other side by what appears to be a mix of uses including light industrial, residential institutions and medical or health services.
4. The appeal site, like most of the residential units along Turweston Road, consists of a detached one storey high building with a dormer to the front

elevation of the dwelling, set in a generous plot. The appeal site broadly respects the established building line along this particular side of the street, set back from the main road, behind reasonably tall and mature hedges which limit its visibility from public land.

5. The site is bordered on either side by development of a similar type, although both Cherry Tree House and Somerset House appear to be located in shallower, less generous, plots. High edges separate the appeal site from either one of the surrounding properties therefore also minimising oblique views into the site.
6. The present proposal is for the construction of a front extension that would significantly alter the external appearance of the existing dwelling by creating, in effect, what would be perceived as a two storey extension to the front elevation of the dwelling. Nevertheless, the proposed extension would not be taller than the existing central dormer, respect the existing ridge and would not lead to an increase in the overall height of the existing building.
7. The South Northamptonshire Design Guide (2017) (the Design Guide) states that front extensions substantially alter the main façade of a building and have the greatest impact upon the street scene and the character of an area and that, as such, are usually not acceptable.
8. It appears, therefore, that in relation to front extensions the aim of the Design Guide is to ensure that these do not have an unacceptable effect on either the host building or the character and appearance of an area. This position is further substantiated by Policy SS2 of the South Northamptonshire Part 2 Local Plan 2011-2029 (2020) (the Local Plan) which states that new development should be design led and demonstrate compatibility and integration with its surroundings and the distinctive local character of the area in terms of type, scale, massing, siting, form, design, materials and details.
9. The existing dwelling, although attractive in itself, is of limited architectural merit. In addition, although there is some degree of overall consistency along Turweston Road particularly in relation to height and bulk of development, there is significant variation in relation to design, form, materials and architectural detailing. For example, while red brick is one of the most dominant features in the design of The Realm, Corwen and Cherry Tree House, it does not feature so heavily on the design of the appeal site or Somerset or The Butts, all located on Turweston Road and in close proximity to the appeal site.
10. Furthermore, as previously stated within this decision, the appeal site is set back from the main road and located behind reasonably tall and mature hedges which limit its visibility from public land.
11. Consequently, although I accept that the proposed front extension would not be wholly subservient to the existing building and would mark a clear departure from the building's existing design, I do not find it would have an unacceptable effect on either the host building or the character and appearance of the area.
12. The proposed extension appears to have been design with some consideration to how it would integrate with the existing dwelling; namely as it gives further visual impact to the central axis of the building, respects the symmetry that characterises the front elevation of the existing dwelling and does not unduly increase the height of the existing dwelling.

13. Paragraph 130 of the Framework does state that planning decision should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history while not preventing or discouraging appropriate innovation or change.
14. In conclusion, I do not find that the proposed development would harm the character and appearance of the host property or the character and appearance of the area and, as such, be in accordance with Policy SS2 of the Local Plan, which aim to promote good design principles, and SDP1 of the Local Plan which aims to ensure residential extensions incorporate good quality, the Design Guide and the National Planning Policy Framework.

Conditions

15. To provide certainty, a condition is imposed specifying the approved plans. A condition requiring the approval of the external materials to be used is also necessary to ensure the satisfactory appearance of the completed development.

Conclusion

16. For the reasons given above, I conclude that the appeal should be allowed.

Andre Pinto

Inspector