



Appeal Decision

Site visit made on 26 April 2022

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 June 2022.

Appeal Ref: APP/G2435/D/22/3293886

Ashcroft, Short Hill, Wilson, DE73 8AF

- 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 Osbourne against the decision of North West Leicestershire District Council.
 - The application Ref 21/01086/FUL, dated 3 June 2021, was refused by notice dated 9 December 2021.
 - The development proposed is convert the existing garage, extend to the side, alter the existing openings, install a front porch and render the whole building.
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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 development on the character and appearance of the Wilson Conservation Area.

Reasons

3. The appeal property is a detached dormer bungalow that has been extended to the side. The dwelling is set back from the road behind a front garden, low stone wall and grass verge.
 4. The topography of the area is such that the appeal property sits higher than the road and whilst of modest proportions and unassuming appearance, the dwelling commands a dominant and prominent position above Short Hill.
 5. The appeal property is located immediately adjacent to the Wilson Conservation Area. Due to this and its prominent location, the appeal property is seen within the same context as the Wilson Conservation Area and is very much part of its setting.
 6. Wilson Conservation Area is notable for its array of attractive period properties linked to the hamlet's agricultural history. These include former farmhouses, outbuildings and farmworker's dwellings displaying architectural features dating from post-medieval through Georgian and Victorian periods, including numerous attractive timber-frame and brick buildings. The use of brick and local sandstone in buildings and boundary features combines with informal groupings
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of properties within a relatively open settlement pattern, to create a highly attractive and distinctive built environment.

7. The appeal property, whilst extended and prominently located, rather nestles into its setting and does not draw attention to itself.
8. The proposed development would result in the significant enlargement of the extended dwelling. In particular, it would result in a further extension to the side extension, resulting in an elongated dwelling of somewhat awkward appearance, whereby the resultant side extension would be of such a scale as to appear as a dominant feature, rather than as a subservient addition.
9. The harm arising in respect of undue dominance would be exacerbated by the proposed new porch, which in contrast to the existing simple and unassuming entrance, would comprise a large and prominent single storey block that would project well to the front of the dwelling. The overall scale of the projection and its location at the front of the house would result in the proposed porch drawing attention to itself as a discordant addition in a highly prominent location.
10. Further to the above, the tall windows proposed to the front elevation would combine with the prominent porch and dominant side extension to result in a visually intrusive whole, which would be out of keeping with and to some considerable degree, jar with, the traditional design features and fenestration which contributes so positively to the appeal property's surroundings.
11. Taking all of the above into account, I find that the proposed development would fail to conserve the character and appearance of the Wilson Conservation Area. Having regard to paragraph 202 of the National Planning Policy Framework (the Framework) and to Planning Practice Guidance, I consider that the harm to the character and appearance of the Conservation Area would be less than substantial. There are no public benefits arising from the proposed development that would outweigh the harm identified.
12. The proposed development would fail to conserve the character and appearance of the Wilson Park Conservation Area, contrary to the National Planning Policy Framework; to North West Leicestershire Local Plan (2021) Policies S3, D1 and He1; and to the Good Design for North West Leicestershire Supplementary Planning Document (2017), which together amongst other things, seek to protect local character.

Conclusion

13. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR