
Appeal Decision

Site visit made on 24 May 2022

by C McDonagh BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 June 2022

Appeal Ref: APP/G2435/W/21/3283016

7 Garden Crescent, Castle Donnington DE74 2PL

- 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 Deborah Pickering against the decision of North West Leicestershire District Council.
 - The application Ref 21/00889/OUT, dated 26 April 2021, was refused by notice dated 8 July 2021.
 - The development proposed is a bungalow and associated access works.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The application was submitted in outline form with matters other than access reserved for future consideration. I have determined the appeal on this basis, treating any 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 parcel of land to the rear of No's 7 and 9 Garden Crescent. The area is residential in character and properties generally sit on generous plots. Those on Garden Crescent, Moira Dale and Eastway have large rear gardens and front those roads while also being set back a consistent distance, which creates a sense of spaciousness in the area. Therefore, the streetscene displays a relative strong pattern of development and uniformity which contributes positively to the character and appearance of the area.
5. The appeal proposal would result in a dwelling which does not front the road. This would be incongruent to the established pattern of development of the area. Moreover, the size of the dwelling, albeit indicative at this stage, would be of a much floor space than other properties, despite being single storey, and leave little space around the building to offset this size. This would result in a much smaller garden area than other dwellings and the proposal would appear cramped in its plot relative to surrounding area. Despite a willingness to agree to details to landscape the development to aid in its integration, the appeal

proposal would result in an incongruous form of development which would fail to reflect the established character of its surroundings and the area in general.

6. I am informed of another backland development (Baroon Castle Donnington) which is highlighted on a map in the appellant's statement of case. However, I have no other information on this development. In any event, I have assessed the proposal on its own merits and the existence of other backland development does not justify the proposal before me.
7. Based on the foregoing, the appeal proposal would have a harmful effect on the character and appearance of the area. This would be contrary to Policy D1 of the North West Leicestershire Local Plan (adopted November 2017) which generally seeks to ensure development is well designed. The proposal would also be contrary to the National Planning Policy Framework (the Framework).

Conclusion

8. The proposal would harm the character and appearance of the local area. 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