



Appeal Decision

Site visit made on 1 June 2022

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20th June 2022

Appeal Ref: APP/M2840/W/22/3291015

54 Woodlands Avenue, Corby NN17 1JH

- 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 Miss Peace Akoth against the decision of North Northamptonshire Council.
 - The application Ref NC/21/00523/DPA, dated 30 November 2021, was refused by notice dated 7 January 2022.
 - The development proposed is single storey rear extension and double storey side extension with loft conversion.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. Amended plans were submitted by the appellant as part of the appeal. However, the appeal process is not the place to evolve a scheme and as interested parties were not consulted on the revised plans I have determined the appeal using the plans that were considered by the Council and which the views of interested parties have been sought.

Main Issues

3. The main issues are;
 - the effect on the character and appearance of the area
 - the effect on highway safety

Reasons

Character and Appearance

4. The appeal site is a 2 storey semi-detached dwelling located at the end of a cul de sac, adjacent to a sports field. There is strong uniformity within the street scene with properties similarly styled and aligned creating a strong building line. The appeal site is set back slightly from other properties in the row but it shares the same design features as neighbouring dwellings and so contributes positively to the cohesiveness of the area. Properties are setback from the highway with land immediately in front of dwellings often given over to parking. There has been some extensions and alterations to dwellings within

the road but these do not generally detract from the strong regularity within the street scene.

5. The 2 storey side extension would contain a flat roof and railings to create a terraced rooftop area. The main roof of the dwelling would also be altered to create a dormer to the side and rear of the property. The poorly designed boxy appearance of the extensions and alterations would create an incongruous addition that demonstrates little consideration of the context of the scheme and would distract from the uniformity that currently exists within the street scene. The development would unbalance the appearance of the dwelling and break the symmetry the existing property shares with its immediate neighbour and other properties in the road.
6. The development would harm the character and appearance of the area and as such would conflict with the part of Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031 (Core Strategy) that requires new development to respond to the site's immediate and wider context and local character.

Highway Safety

7. The proposal would increase the existing 3 bedroom property to 4 bedrooms generating a need for 3 off street car parking spaces on the site. It has not been demonstrated that this can be achieved in a manner that complies with the Northamptonshire Parking Standards which requires individual parking bays to be 3 metres wide and 5 metres long. As such it is expected that vehicles would be required to park in the road close to the turning head of the cul de sac, causing an obstruction to the detriment of highway safety. The harm created to highway safety would conflict with Policy 8 of the Core Strategy which among other things requires new development to ensure satisfactory provision of parking and manoeuvring.

Conclusion

8. For the reasons identified I conclude that the appeal should be dismissed.

K Ford

INSPECTOR