
Appeal Decision

Site visit made on 2 July 2022

by David Reed BSc DipTP DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 July 2022

Appeal Ref: APP/H0520/D/22/3293424
9 St Neots Road, Eaton Ford PE19 7BD

- 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 Sait against the decision of Huntingdonshire District Council.
 - The application Ref 21/01642/HHFUL, dated 16 July 2021, was refused by notice dated 23 December 2021.
 - The development proposed is a two storey front extension, single storey side extension and rear dormer.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the street scene, including the effect on the St Neots Conservation Area (CA).

Reasons

3. The proposal is for a two storey front extension, single storey side extension and large dormer on the rear facing roofslope of No 9, a detached dwelling on the northern side of St Neots Road. The latter two elements of the proposal – the side extension and rear dormer – were granted planning permission by the Council in February 2021 together with a modest single storey front porch¹. The appeal is thus effectively for the first element – a projecting two storey front extension across about half the width of the front elevation with a forward facing gable and duo-pitched roof. This would provide a porch at ground floor level and a larger bedroom on the first floor.
4. No 9 is an Edwardian house forming part of the frontage development which grew up along either side of the old road between St Neots and Eaton Socon prior to the more recent expansion of the town. The frontages form part of the St Neots CA and comprise a mixture of building types including 19th century and later terraced housing with some semi-detached dwellings such as Nos 5 and 7 on one side of No 9 and individual properties such as Nos 11 and 11a, an older perhaps Georgian cottage and late Victorian house, on the other.
5. However, amongst the variety in the vicinity of the site there is a consistent feature of straightforward pitched roofs, uncluttered front elevations and small front porches. There are no examples of two storey front projections with

¹ Application 20/02218/HHFUL

gables, and even taking account of the specific location of the dwelling and its set-back from the road, in this context the proposal would appear unduly incongruous and out of place. The existing property fits harmoniously within the street scene and does not require further visual interest or any distinction from the adjacent semi-detached houses.

6. The appellant draws attention to three permitted extensions to front elevations within the CA, but these are some distance away and not comparable. No 124 St Neots Road lies within a modern group of houses just outside the CA, No 77 St Neots Road is a one-off house between two roads and No 275 Great North Road, whilst an enlargement, only includes a modest front porch².

Conclusion

7. For these reasons the proposal would significantly harm the character and appearance of the street scene and would not preserve or enhance the character or appearance of the St Neots CA. This would conflict with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan 2019 which require proposals to respond positively to their context, to successfully integrate with adjoining buildings and to at least preserve the character and appearance of the St Neots CA. It would also conflict with the legislative requirement within a CA to give special attention to that objective.
8. Having regard to the above the appeal should be dismissed.

David Reed

INSPECTOR

² 18/00466/HHFUL, 21/00214/HHFUL and 19/01447/HHFUL