



Appeal Decision

Site visit made on 1 August 2022

by Sian Griffiths BSc(Hons) DipTP MScRealEst MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 8th August 2022

Appeal Ref: APP/K0235/D/22/3301019

2 Brackley Road, Bedford MK42 9SD

- 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 Alex Ciangola against the decision of Bedford Borough Council.
 - The application Ref 22/00795/FUL, dated 1 April 2022, was refused by notice dated 24 May 2022.
 - The development proposed is erection of two storey side extension following demolition of attached garage.
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Decision

1. The appeal is allowed and planning permission is granted for erection of two storey side extension following demolition of attached garage at 2 Brackley Road, Bedford, MK42 9SD in accordance with the terms of the application, Ref 22/00795/FUL, dated 1 April 2022 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: Site Location Plan and Site Block Plan DWG/01-07; Proposed Elevations DWG/06-07; Proposed Floor Plans DWG/05-07; Proposed Sections DWG/07-07; Existing Elevations DWG/03-07; Existing Floorplans DWG/02-07; Existing Sections DWG/04-07.
 - 3) The new window in the north elevation at first floor level shall contain no means of opening (unless any opening part of the window is at least 1.7 metres above the floor level of the room it serves) and the glass shall be obscure glazed. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the window is installed and once installed the obscured glazing shall be retained thereafter.

Reasons

2. The main issue is the effect of the appeal proposals on the character and appearance of the area.
3. Brackley Road is a residential street to the south of Bedford and it has a suburban character. The dwellings are typically two storey, bay fronted

detached and semi-detached houses with front gardens and driveways with in some cases frontage car parking.

4. Along Brackley Road, each dwelling is generally separated from at least one neighbour by a single garage. No 2 (the appeal property) is a semi-detached dwelling at the end of Brackley Road and it adjoins the rear gardens of No's 100 and 112 Elstow Road. It is also separated from these dwellings by the garage associated with No 2, along with two other garages serving other properties.
5. Policy 28S (Place Making) of the Bedford Local Plan (2020) (LP) sets out that development is expected to make a positive contribution to the character of its surroundings. Policy 29 (Design Quality and Principles) of the LP explains that all new development should enhance the distinctiveness and the sense of place of an area. Policy 30 (Impact of Developments – Design Impacts) seeks development that takes account of its surroundings, avoiding overdevelopment and ensuring the reinforcement of local distinctiveness.
6. Design Code E3 (Space Around Building and Car Parking Provision) of the Residential Extensions, New Dwellings and Small Infill Developments (2000) (RENDSID) sets out that overdevelopment of existing residential dwellings should be avoided and includes some examples of this. However, it also sets out that each site will be considered on its merits.
7. In light of the position of No 2 at the end of the road, there is a larger break between the existing built form in this part of the street. This is largely as a result of the block of garages to the side, as well as the space associated with the rear gardens of the dwellings along Elstow Road. In my view, the proposed development would not result in the noticeable enclosure of a space between dwellings, as much of this gap would remain.
8. I note the concern from the council that the spaces between the dwellings are 'visually important', but I consider this is more important to those dwellings only separated by the width of a single garage or less, where there is potential for multiple side extensions to result in the eventual terracing of the street.
9. To that end, I do not see that these proposals would result in harm to the visual amenity of the street scene or character of the area as it would not result in the closure of space between the dwelling and neighbouring property at No 112 Elstow Road.
10. I therefore do not consider the appeal proposals would offend policies 28S, 29, and 30 of the LP, nor Design Code E3 of the RENDSID.

Conditions

11. I have applied conditions specifying a timescale for the permission (1), as well as a list of approved plans (2) to ensure certainty and precision.
12. I have also applied condition 3 in order to protect the living conditions of neighbouring occupiers.

Conclusions

13. For the reasons given, and having regard to all other matters raised, the appeal is allowed, subject to the conditions set out above.

Sian Griffiths

INSPECTOR