



Appeal Decision

Site visit made on 26 July 2022

by Emma Worley BA (Hons) Dip EP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17th August 2022

Appeal Ref: APP/V2825/D/22/3298364

83 Welford Road, Northampton NN2 8AJ

- 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 & Mrs Craddock against the decision of Northampton Borough Council.
 - The application Ref WNN/2021/1109, dated 30 November 2021, was refused by notice dated 25 March 2022.
 - The development proposed is a proposed new garage to front.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. 83 Welford Road is a 2 storey semi-detached property in a predominantly residential area. It occupies a prominent corner plot at the end of a row of properties of similar appearance. The dwellings are set back from Welford Road, with an intervening service road between it and the front boundaries of the properties. The existing dwellings, whilst staggered in their presentation to the street, have largely open frontages, some with vegetation, enclosed by low boundary walls, which contributes positively to a pleasant sense of openness and uniformity to the street scene. Garages, where present, are positioned to the side of and either integral to or attached to the properties, and do not project forward of the front elevations of the dwellings.
4. The proposed detached pitched roof garage would be positioned to the side of the dwelling, forward of the front elevation and closer to the highway than the dwelling. The garage would also be sited forward of the neighbouring property at 85 Welford Road. Notwithstanding its set back from Welford Road, the garage would be clearly visible from both the main and the service roads. As a result of the siting and design of the garage it would be a discordant and conspicuous feature that would be visually intrusive in the street scape, at odds with the prevailing character of the area.
5. For the above reasons, the appeal scheme would harm the character and appearance of the area. It would therefore conflict with saved Policy E20 of the Northampton Local Plan 1993 -2006 Adopted June 1997 which promotes high quality design which reflects the character of its surroundings, and Policy S10

of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) Adopted December 2014 which, among other things, requires development to protect, conserve and enhance the built environment. The proposal would also fail to accord with advice in the Council's Residential Extensions and Alterations Design Guide Supplementary Planning Document Adopted December 2011 with regards to the siting of garages and the National Planning Policy Framework in relation to development being sympathetic to local character.

Other Matters

6. Whilst the proposed garage would be subservient in scale to the host dwelling and constructed using materials that would match those used in the existing building, this would not overcome the harm identified above. In addition, the fact that there would be no adverse effect on highway safety or residential amenity is a neutral factor.

Conclusion

7. For the reasons given above the appeal should be dismissed.

Emma Worley

INSPECTOR