



Appeal Decision

Site visit made on 3 October 2022

by A Hunter LLB (Hons) PG Dip MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3 November 2022

Appeal Ref: APP/J0540/D/22/3303977

2 Exeter Road, Millfield, Peterborough PE1 3QN

- 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 Sohbat Ali Khan against the decision of Peterborough City Council.
 - The application Ref 22/00252/HHFUL, dated 28 February 2022, was refused by notice dated 6 May 2022.
 - The development proposed is a first floor rear extension (retrospective).
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Decision

1. The appeal is allowed and planning permission is granted for a first floor rear extension at 2 Exeter Road, Millfield, Peterborough PE1 3QN in accordance with the terms of the application, Ref 22/00252/HHFUL, dated 28 February 2022, subject to the following condition:

1) The development hereby permitted shall be carried out in accordance with the following submitted plans: PP/21/0508-05 - Block Plans; PP/21/0508-07 - Proposed First Floor; PP/21/0508-08 - Proposed Elevations.

Preliminary Matter

2. The description of development in the banner heading has been taken from the planning application form. 'Retrospective' is not an act of development and I have therefore removed reference to this in my formal decision. I have assessed the appeal on this basis.

Main Issue

3. The main issue is the effect of the new extension upon the living conditions of the occupiers of No. 4 Exeter Road, with particular regard to outlook from a rear facing first floor window.

Reasons

4. The new first floor extension is constructed close to the party boundary with No. 4. It projects beyond the first floor rear elevation of No. 4, within which is a large, rear facing window serving a bedroom.
5. On my site inspection, I observed that the extension was most visible from No 4's rear facing bedroom window when stood closest to the window. Its visibility reduced the greater the distance from the window, as the view narrowed. When looking out of the middle of this window, the prominence of the extension did not feel overbearing. This is owing to the degree of separation between the window and extension, the limited size and projection of it, its

hipped roof design, together with the large size of the existing window opening itself. Consequently, I do not find the presence of the new extension to create an unacceptable tunnelling effect; or to adversely affect the outlook from this window towards No.4's rear garden.

6. For these reasons, I find that the new extension would not be harmful to the outlook from the rear facing bedroom window of No 4 and the living conditions of its occupiers would be maintained in accordance with Policy LP17 of the Peterborough Local Plan - 2016 to 2036, adopted 24 July 2019, which requires amongst other things, for new development not to have unacceptable effects upon the amenity of existing and future occupiers of nearby properties.

Condition

7. As works have commenced on site, there is no need for the standard implementation condition. However, a condition listing the plans is needed to provide certainty over what has been approved.

Conclusion

8. For the reasons given above, considering the development plan as a whole and all relevant material considerations, the appeal is allowed.

A Hunter

INSPECTOR

