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## Appeal Decision

Site visit made on 14 November 2022

**by K Ford MSc MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 12 December 2022**

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**Appeal Ref: APP/P0240/D/22/3306930**

**1C Taylors Road, Stotfold, Hitchin, Central Bedfordshire SG5 4AZ**

- 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 Clark against the decision of Central Bedfordshire Council.
  - The application Ref CB/22/01457/FULL, dated 5 April 2022, was refused by notice dated 28 June 2022.
  - The development proposed is 2 storey side extension and garage conversion.
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### Decision

1. The appeal is dismissed.

### Main Issue

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

### Reasons

3. The appeal site is a detached dwelling with a detached garage to the side, set back from the front elevation. The dwelling stands adjacent to a similarly styled property with both fronting onto Taylors Road, close to the junction with Aspen Gardens. The pair of dwellings create a symmetry within the street scene.
4. The proposed 2 storey side extension would notably change the proportions and appearance of the dwelling. Irrespective of the retention of a separation to the side boundary of the property, the scale and massing of the proposal would add bulk that would be disproportionate to the original dwelling. It would unbalance the appearance of the dwelling and upset the existing symmetry with the neighbouring dwelling as a consequence of the incongruous addition. The set back from the front elevation, design of the rooflines and proposed materials would do little to ameliorate the harm.
5. The appellant refers to an approved development in support of their case. However, it is in a different location, is a different house type and a different proposal and therefore not directly comparable with the case before me. In any event, each case is determined on its own merits and my assessment is based on the information before me.
6. The development would harm the character and appearance of the area and therefore would conflict with Policy HQ1 of the Central Bedfordshire Local Plan which amongst other things requires new development to respond positively to its context and be of a size, scale and massing that relates well to the existing local surroundings.

## **Conclusion**

7. For the reasons identified, I conclude that the appeal is dismissed.

*K Ford*

INSPECTOR