



Appeal Decision

Site visit made on 2 March 2023

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28 March 2023

Appeal Ref: APP/N2345/D/22/3313577

22 Masonwood, Fulwood, Preston, Lancashire PR2 8WB

- 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 J & L Neary against the decision of the Preston City Council.
 - The application Ref 06/2022/1280, dated 7 November 2022, was refused by notice dated 15 December 2022.
 - The development proposed is described as single storey side / front extension, following demolition of existing conservatory side extension.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site lies is a two storey property within a predominantly residential area, characterised by varying designs of properties without a regimented building line.
4. The proposed development would comprise a single storey extension, whilst replacing an existing conservatory the extension would project forward from the built form towards the highway. The proposed development would also include the enclosure of a small landscaped area.
5. Due to the irregular layout of the estate the property faces down the road and whilst I observed this would be the front elevation of the property visually it appears to be a side elevation with the proposed extension to the rear rather than the site. Notwithstanding this due to the prominence of the elevation along with bringing the boundary enclosure hard up to the footpath the proposed development would be dominant and incongruous in the streetscene
6. I find that the proposed development would harm the character and appearance of the area and the property itself. There is conflict with Policies AD1(a) and EN9 of the Preston Local Plan 2012-26, Site Allocations and Development Management Policies (2015); and Policies D13 and H8 of the

Preston Local Plan (2004) which seek to ensure that amongst other things developments respect the existing property and surrounding area.

7. There is also conflict with the Council's Residential Extensions and Alterations Supplementary Planning Document (2013) which seeks amongst other things that developments are sympathetic to the property whilst respecting the streetscene.

Conclusion

8. For the reasons given above I conclude that the appeal should be dismissed.

C Pipe

INSPECTOR