



Appeal Decision

Site visit made on 16 February 2023

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28 March 2023

Appeal Ref: APP/X2410/D/22/3310330

29 Wolsey Way, Loughborough, Leicestershire LE11 1PR

- 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 M Hye against the decision of Charnwood Borough Council.
 - The application Ref P/22/1335/2, dated 6 July 2022, was refused by notice dated 31 August 2022.
 - The development proposed is 2 storey front extension.
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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 2 storey residential dwelling in a small cul de sac location where properties are located close to the road. The position of the dwellings and the absence of a footpath in the cul de sac creates a sense of enclosure. The front of the dwelling currently accommodates a single storey conservatory that would be removed as part of the proposal.
4. The proposed extension would be a considerable addition to the front of the property. The width and height of the scheme would add bulk and massing that would not be subservient to the existing dwelling and would further enclose the area. In addition, the proposed zig zag roof would create an obtrusive incongruous addition in that location.
5. The proposal would be located in a cul de sac but would still form part of the public domain and would be clearly visible from the side and front of the property. While the appellant has referenced use of local materials where possible, this would not overcome the harm identified.
6. Irrespective of the absence of objections from neighbouring dwellings, the development would harm the character and appearance of the area. As such it would conflict with Policies EV/1 and H/17 of the Borough of Charnwood Local Plan. Amongst other things these policies require new development to respect and enhance the local environment, the design, layout, scale and massing to be compatible with the locality and any neighbouring building and spaces. Residential extensions to existing properties are required to be compatible with

the original dwelling and not appear intrusive or incongruous in the street scene. The development would also conflict with the part of Policy CS2 of the Charnwood Local Plan Core Strategy 2015 which requires new development to make a positive contribution and respect and enhance the character of the area.

Conclusion

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

K Ford

INSPECTOR