

Appeal Decision

Site visit made on 24 March 2023

by S. Hartley BA (Hons) Dist.TP (Manc) DMS MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 4th April 2023

Appeal Ref: APP/W0530/D/23/3315095

7 Princes Close, Balsham, Cambridgeshire CB21 4EE

- 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 N. Morgan against the decision of South Cambridgeshire District Council.
 - The application Ref: 22/04541/HFUL, dated 12 October 2022, was refused by notice dated 9 December 2022.
 - The development proposed is a two-storey side extension and alteration to the existing dwelling.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development upon the character and appearance of the host property and the area.

Reasons

3. The appeal site is located in a residential area comprised in the main of brick built detached and semi-detached houses with double pitched roofs and chimneys and with front and rear amenity spaces. There is a preponderance of hedging abutting the accesses and enclosing the front spaces which, in the main, permit off road parking. The hedging plus other trees and planting in the private gardens give the area an attractive, open landscaped appearance. These features add positively and distinctively to the character and appearance of the area.
4. No.7 Princes Close is one of a pair of semi-detached dwellings which display the above characteristics. It is a corner plot with a sizable side and rear garden enclosed by fencing. Neither it nor the adjoining property appear to have any significant additions or alterations when viewed from the front. The front elevations are clearly visible from the road where the pair of semi-detached houses appear as symmetrical and balanced in design terms.
5. The proposed development is for a two-storey extension to the side of the dwelling which would be comparable in its length to that of the existing dwelling. It would extend beyond the rear elevation and would join an

existing single storey addition with a mono pitch roof. The rear facing extension would have a double pitched gable with a large patio-type ground floor window. In addition, the development would include a single-story timber pergola to the side of the proposed two-storey extension.

6. The extension would be set back slightly from the existing front elevation of the property and would also be set down somewhat from the existing ridge line. These would help, to a minor extent, to create an extension which would be subordinate in scale to the host property. However, the extension when considered as a whole, by its size and extent would compete unacceptably with and dominate the existing dwelling. Moreover, it would significantly and adversely affect the current, balanced and symmetrical appearance of the pair of semi-detached houses, thereby representing poor design and causing harm to the character and appearance of the locality.
7. Therefore, I conclude that the proposed development would not accord with policies S/2 (b and d), HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018, paragraphs 126, 130 and 134 of the National Planning Policy Framework 2021, or with the Council's District Design Guide Supplementary Planning Document 2010, all of which require development to be of good design in sympathy with the character and appearance of the area.

Conclusion

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

S. Hartley

INSPECTOR