The Planning Inspectorate

Appeal Decision

Site visit made on 28 February 2023

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4th April 2023

Appeal Ref: APP/M2840/D/22/3312741
53 Drayton Place, Irthlingborough, Wellingborough NN9 5TD

- 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 James Brown against the decision of North Northamptonshire Council.
- The application Ref NE/22/00444/FUL, dated 4 April 2022, was refused by notice dated 30 November 2022.
- The development proposed is change of use of land to allow for relocation of the fence outwards to make room for a garage extension.

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 semi detached dwelling adjacent to a public footpath that links one part of a residential area to another. The footpath is lined by 2 verges of landscaping, with the verge closest to No 58 owned by the appellant. It is proposed that this planted verge is changed to garden land to facilitate the erection of a garage. The proposal also includes a 1.8 metre high fence immediately adjacent to the public footpath.

4. The removal of the vegetation strip would create an unbalanced appearance and the erection of the fence would have an enclosing effect on the walkway. In combination the proposal would generate an incongruous addition and harm the character and appearance of the area.

5. The appellant has identified that the development would enable the cutting back of overgrown trees and foliage. However, this can be achieved irrespective of the development. Similarly, the removal of any rubbish along the walkway is not dependent on the development.

6. Whilst other elements of the scheme may be acceptable the change of use of the land and relocation of the fence would harm the character and appearance of the area. It would therefore conflict with the part of Policy 8 of the North Northamptonshire Joint Core Strategy which requires development to respond to the sites immediate and local character.

Conclusion

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

K Ford

INSPECTOR