



Appeal Decision

Site visit made on 28 March 2023

by K Allen MEng (Hons) MArch PGCert ARB

an Inspector appointed by the Secretary of State

Decision date: 7 June 2023

Appeal Ref: APP/J0540/W/22/3308937

6 Peacock Way, Bretton, Peterborough PE3 9AA

- 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 Jackson against the decision of Peterborough City Council.
 - The application Ref 22/01032/FUL, dated 11 June 2022, was refused by notice dated 23 September 2022.
 - The development proposed is described as 'new build dwelling on land adjacent to 6 Peacock Way, with associated landscaping'.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The area is predominantly residential with a mix of 1 and 2 storey detached properties set back from the highway. While the separation distances and orientation of properties in the area varies, a pleasant, verdant, and low-density character is maintained by ample green verges and undeveloped breaks.
4. The appeal site is on a prominent corner and comprises garden land enclosed by tall hedges. Although not symmetrical nor visually permeable, the appeal site and the parcel of land adjacent No 2 Peacock Way visually balance each other and contribute significantly to the street scene by breaking up the surrounding built mass and maintaining a sense of openness.
5. Despite the visual relief which would be provided by the side garden, the proposal would introduce a substantial built form forward of both adjacent building lines and due to its corner plot position, it would appear unduly prominent. Furthermore, whilst the proposed design would be reflective of the surrounding dwellings, it would unbalance the street scene and would significantly reduce the sense of openness, detracting from the verdant character of the area.
6. Overall, I conclude that the proposal would harm the character and appearance of the area, in conflict with Policy LP16 of the Peterborough Local Plan 2016-2036 (July 2019) where it requires that development positively contributes to the character and local distinctiveness of an area by respecting local patterns of

development. Similarly, it would be contrary to the National Planning Policy Framework (the Framework) which requires development to be sympathetic to local character and maintain a strong sense of place.

Other Matters

7. The proposal would provide an additional dwelling in an accessible location. Whilst the Framework seeks to boost the supply of housing, the social and economic benefits of a single dwelling would be limited and would not outweigh the harm identified to the character and appearance of the area.
8. The absence of objections from statutory consultees including the Highway Authority are neutral factors which neither weigh in favour or, or against the proposal. Likewise, the absence of harm to the living conditions of nearby occupiers is also a neutral factor in my assessment and would, in any event, be expected of any well-designed development.

Conclusion

9. For the reasons given above, I conclude that the proposal would conflict with the development plan as a whole and there are no material considerations, including the Framework that would outweigh that conflict. Therefore, the appeal is dismissed.

K Allen

INSPECTOR