



Appeal Decision

Site visit made on 25 April 2023

by D Wilson BSc (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 08 June 2023

Appeal Ref: APP/M2840/W/22/3308612

26 Brookes Grove, Corby, Northamptonshire NN17 2AQ

- 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. Paul Hindle against the decision of North Northamptonshire Council.
 - The application Ref NC/22/00274/DPA, dated 5 July 2022, was refused by notice dated 30 August 2022.
 - The development proposed is erection of single two storey detached dwelling alongside existing and including associated parking and means of access.
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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 surrounding area.

Reasons

3. Brookes Grove is a T-shaped cul-de-sac of semi-detached dwellings. The dwellings have a regular pattern parallel to the road with the exception of the dwellings at either end which stand at right angles to the others. The dwellings are of a very similar style with similar external finishes comprising rendered external panel walls at ground floor level, profiled steel sheeting on the first floor level and dual pitched roofs which results in a consistent rhythm, scale and form. The appeal site is not the subject of any specific design designations.
4. The proposal would include a monopitch roof which differs from the pitched roofs on the other dwellings on Brookes Grove. The materials proposed are cladding to the first floor and render to the ground floor. I note that the proposed materials are intended to be contemporary and reference the other materials used on Brookes Grove, however, the use of cladding at first floor would differ from the materials used on each of the other dwellings and therefore erode the consistent rhythm and form.
5. The proposal is located in a corner plot however due to the open and spacious character and appearance of the area it would be readily visible on the street scene. As such, the materials and the different roof proposed would result in the proposal standing out as an incongruous and inharmonious feature on the street scene.
6. The appellant has raised concern that the application of policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031 Adopted July 2016 (CS) is

heavy handed and that the policy is directed at larger developments of 10+ houses or those in sensitive areas. However, there is no wording that limits the scope of this policy to developments of this type and as such I consider it relevant to the proposal.

7. Consequently, the proposal would harm the character and appearance of the surrounding area. It would be contrary to policy 16 of the North Northamptonshire Council Part 2 Local Plan for Corby (September 2021) and policy 8 of the CS which, amongst other things, seek to ensure that the form of development is appropriate to the surrounding pattern of development and seeks to create distinctive local character by responding to the site's immediate and wider context.

Other Matters

8. The appeal site borders the Lloyds Conservation Area (CA). The Council has found that the development would have a neutral impact on the character of the CA. The houses along Rowlett Road that border the site, and are within the CA, are semi-detached, red brick and have steep sloping roofs which results in a consistent design that contributes to the significance of the CA. The houses along Rowlett Road are most visible and appreciated from within the CA itself with the dwellings along Brookes Grove not being readily visible. The proposed dwelling would be seen in the context of others in Brookes Grove which have a distinctly different appearance when compared with the CA. I therefore find that the proposal would have a neutral impact on the setting of the CA.
9. I have no reason to conclude against the Council's assessment that the proposal would have no adverse effects on the living conditions of occupiers of neighbouring dwellings. Also, that the proposal would be acceptable in terms of access, parking, cycle provision and located in a sustainable area. However, these matters do not outweigh the harm I have found to the character and appearance of the area.
10. The proposal would add to housing supply and it could lead to a general uplift in the condition of housing in the area. However, the provision of one additional dwelling would have little impact and as such these minor benefits do not outweigh the harm I have identified.
11. The appellant has referred to the use of modern materials in Corby, including the Council's offices. However, I have not been provided with any detailed information about these schemes or how they relate to the development proposed. I therefore find no reason to alter my judgement.
12. I note the appellants comments that the Council did not engage during the course of the application in terms of materials or building form. I appreciate the appellant's frustration with the Council, but I must consider the appeal solely on its planning merits.

Conclusion

13. For the reasons set out above, having had regard to the development plan read as a whole, and all other material considerations, I conclude that the appeal should be dismissed.

D Wilson INSPECTOR