



Appeal Decision

Site visit made on 1 June 2023

by Louise Crosby MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 June 2023

Appeal Ref: APP/R2520/D/23/3316470

1 Stirling Way, Skellingthorpe, Lincoln, LN6 5TN

- 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 Ms T Francis against the decision of North Kesteven District Council.
 - The application Ref 22/1729/HOUS, dated 7 December 2022, was refused by notice dated 2 February 2023.
 - The development proposed is erection of a two storey extension to side and rear and new boundary wall.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. I note that planning permission exists for a part two storey, part single storey extension to the side and rear. I saw when I visited the site that this is under construction and that the build is well advanced. I shall have regard to this as a fallback position in determining the appeal.
3. The Council's decision notice refers to policy LP26 of Central Lincolnshire Local Plan – Adopted April 2017, however I note that a new local plan was adopted in April 2023 and reference is made to policy S53 of that document. I shall deal with the appeal on the basis of the latest adopted policy which appears to have the same overall aims as policy LP26 in terms of promoting high quality design.

Main Issue

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

Reasons

5. The detached dwelling is located on the corner of Stirling Way and Old Chapel Road in a relatively dense modern residential development. The side elevation, where the extension is proposed, is close to the property's boundary with Stirling Way. The proposed two storey extension would be set well back from the front elevation and lower in height than the existing ridge. It would also wrap around part of the rear elevation.
6. The proposed extension would abut the public footpath on Stirling Way. The new two storey side elevation which would be part pitched and part gabled would consist of unrelieved brickwork. Despite being set back from the front

elevation it would appear overly large and dominant in the streetscene as a result of its overall scale, mass and proximity to the boundary.

7. Whilst the approved extension is single storey with a mono pitched roof at the side, the rear two storey extension has a larger footprint than that which is proposed here. Nevertheless, when viewed from the street at the front or the side it appears far more subservient to the existing dwelling and the roof configurations much simpler than the proposal before me would.
8. I conclude that the extension would conflict with Central Lincolnshire Local Plan – Adopted April 2023 policy S53 which seeks to ensure, among other things, that all development including extensions achieve high quality sustainable design that contributes positively to local character.

Conclusion

9. For the reasons given above I conclude that the appeal should be dismissed.

L Crosby

INSPECTOR

