



Appeal Decision

Site visit made on 30 June 2023

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

an Inspector appointed by the Secretary of State

Decision date: 07 July 2023

Appeal Ref: APP/W0530/D/23/3322287

1, Moss Drive, Haslingfield, Cambridgeshire CB23 1JB

- 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 Doggett against the decision of South Cambridgeshire District Council.
 - The application Ref: 23/00618/HFUL, dated 17 February 2023, was refused by notice dated 13 April 2023.
 - The development proposed is a first floor side and rear extension.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. No.1 Moss Rd is situated in a residential area at its junction with Cantelupe Road. Moss Road is composed mainly of brick built two-storey dwellings which have double pitched roofs. They have front and rear amenity spaces and hence the dwellings are generally positioned within spacious plots. These generally common factors add positively and distinctively to the area's character and appearance.
4. Properties on the adjoining Cantelupe Road have more of a mix of building types, including single storey properties, but their traditional forms and the use of tiled roofs add to the attractiveness of the area.
5. The host property has been extended previously when other external materials, not common in the immediate area, have been introduced, including metal roofing alongside the tiling of the original house. The proposed extensions would introduce further design features including a flat green roof at first floor level and timber cladding.
6. Owing to its flat roof and bulky box-like appearance, I find that the proposed development would introduce an incongruous element into the streetscape, unrelated to the double pitched roofs which contribute so effectively to the character and appearance of the area. Equally, the use of stained timber cladding would create an adverse visual contrast with the mainly brick and part render appearance of dwellings in the immediate area.

7. The appellant has referred to other flat roofs in the area, but these relate to dwellings of a different design. In any event, I have determined this appeal on its individual merits and find that unacceptable harm would be caused to the character and appearance of the area when considered as a whole.
8. For the above reasons, I conclude that the proposed development would not accord with policy HQ/1 of the South Cambridgeshire Local Plan 2018 and Chapter 12 of the National Planning Policy Framework 2021, both of which require good design which reflects the character and appearance of the area.

Conclusion

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

S. Hartley

INSPECTOR