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## Appeal Decision

Site visit made on 07 September 2023

**by D Cleary MTCP MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 11.10.2023**

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**Appeal Ref: APP/F2415/D/23/3324856**

**The Wain House, Church Lane, Goadby, Leicestershire LE7 9EX**

- 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 & Mrs Martin & Veronica Taylor against the decision of Harborough District Council.
  - The application Ref: 23/00531/FUL, dated 11 April 2023, was refused by notice dated 02 June 2023.
  - The development proposed is described as extension and alterations, single storey rear extension, extend existing single storey side extension / garage to the front
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### Decision

1. The appeal is allowed and planning permission granted for the extension and alterations, single storey rear extension, extend existing single storey side extension / garage to the front at The Wain House, Church Lane, Goadby, Leicestershire LE7 9EX in accordance with the terms of the application, Ref: 23/00531/FUL, dated 11 April 2023, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
  - 2) The development hereby permitted shall be carried out in accordance with the following approved plans referenced;
    - M3152/01 – Measured Survey
    - S3152/01 – Topographical Survey
    - 8430-03-002 Rev A – Site Block Plan
    - 8430-03-003 Rev A – Proposed Plans
    - 8430-03-004 Rev A – Proposed Elevations
  - 3) The materials to be used in the construction of the external surfaces of the walls of the development hereby permitted shall match those used in the existing building.

### Procedural matters

2. The description of development in the banner and formal decision above has been taken from the planning application form. In Part E of the appeal form it is stated that the description of development has changed and a different wording has been entered, this also differs from the description of development

within the Council's Decision Notice. Neither of the main parties has provided written confirmation that a revised description of development has been formally agreed. Accordingly, I have used the one given on the original application which I consider to be sufficiently accurate.

### **Main Issue**

3. The main issue is the effect of the proposed development on the character and appearance of the area.

### **Reasons**

4. The appeal dwelling is a two storey-detached property which is located within the small rural village of Goadby. The village comprises a close-knit mix of dwellings of varying form, scale and age. This variety contributes positively to the overall character of this rural settlement. The dwelling is accessed off a shared driveway from Church Lane which serves four dwellings of similar age and design. The dwelling has an attached, forward projecting single storey garage, with its gable end addressing Church Lane.
5. The appeal relates to single storey rear extensions, a front extension and new porch. The Council have raised no objection to the rear extensions or porch and I see no reason to disagree with this assessment.
6. The proposed front extension would project from the front gable of the garage towards Church Lane. The extension would be modest in projection and scale, and would be designed to replicate the appearance and form of the existing garage.
7. While development would be brought closer to Church Lane, the extended property would remain set back from the access gate, with an area of front garden space retained. When viewed from Church Lane, the extension would be set against the backdrop of existing built form. Visually, the forward extension would remain subservient to the host dwelling and to that of the adjoining properties. The scale, siting and overall design of the extension is such that it would not appear out of context or prominent from Church Lane. Consequently, the rural character of the settlement would be preserved.
8. I have been provided with a recent appeal decision<sup>1</sup> for extensions to the appeal dwelling which I understand was for a larger development. That appeal was dismissed on grounds of the effect of the development on the living conditions of its neighbour, with the Inspector concluding the effect on the character and appearance of the area to be acceptable. However, I do not have full details of that proposal and, in any event, I have considered this appeal on its own merits.
9. For these reasons, I find that the proposed development would not have an unacceptable effect on the character and appearance of the area. Therefore, the proposed development accords with Policy GD8 of the Harborough Local Plan 2019, and guidance contained within the National Planning Policy Framework. Together, amongst other things, these seek to achieve high-quality design.

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<sup>1</sup> APP/F2415/D/23/3321064

### **Other Matters**

10. The appeal site is within close proximity to two listed buildings and can be considered to fall within their setting. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) requires me to have special regard to the desirability of preserving listed buildings, or their setting, or any feature of special architectural or historic interest which they possess.
11. Home Farm is located to the front of the appeal site, on the opposite side of Church Lane. The proposed front extension would be visible in the context of the outbuildings of this listed building from Church Lane. Nonetheless, the modest scale of the extension is such that it would not visually compete with the buildings of Home Farm.
12. A listed church is sited along a track off Church Lane, discretely sited behind mature vegetation. As such, views of the appeal dwelling in the context of this listed building are limited. Given this context and modest scale of the extensions, I find that the visual relationship with this listed building would not be eroded.
13. For these reasons, I consider that the setting of nearby listed buildings would be preserved.

### **Conditions**

14. I have imposed standard conditions relating to the commencement of development, and to require compliance with the submitted plans for certainty. A condition requiring the development to be carried out in materials matching those of the existing building is necessary in the interest of the character and appearance of the area.

### **Conclusion**

15. For the above reasons the appeal is allowed.

*D Cleary*

INSPECTOR