
Appeal Decision

Site visit made on 1 October 2023

by Elaine Benson BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26.10.2023

Appeal Ref: APP/K0235/D/23/3326586

4 Eaton Road, Kempston, Bedford MK42 7RP

- 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 and Mrs Quashie against the decision of Bedford Borough Council.
 - The application Ref: 23/00612/FUL, dated 17 March 2023, was refused by notice dated 9 May 2023.
 - The development proposed is two storey side extension and single storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for two storey side extension and single storey rear extension at 4 Eaton Road, Kempston, Bedford MK42 7RP in accordance with the terms of the application, Ref 23/00612/FUL, dated 17 March 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: H31066-003-A - Proposed Plans and H31066-004-A - Proposed Elevations.

Reasons

2. No objections are raised to the single-storey rear extension element of the appeal proposal. There are no reasons to disagree. This appeal therefore focusses on the issue in dispute, namely the two-storey side extension.
3. The extension would appropriately reflect the domestic design and scale of the host property and would appear subservient. It would reduce the gap between the appeal property and No 28. However, the space between these buildings is not unusually important and in my view the rhythm of existing development is somewhat overstated by the Council. I am not convinced that the gap between the appeal property and its neighbour is a key component of the character of the street. Furthermore, there are examples in the road where single storey extensions or garages stand in similar locations, thereby infilling spaces between houses. Two storey extensions, as is proposed here, can be found in

the wider area and are commonplace in suburban areas. The extension would be set in from the boundary, thereby avoiding the potential for a terracing effect. The resulting development would not create a cramped and discordant feature within the street scene.

4. I conclude that the proposed development would not harm visual amenities or the character and appearance of the surrounding area. It therefore complies with Policies 28S (i and ii), 29 (i and ii) and 30 (i and ii) of the Bedford Borough Local Plan 2030 and design codes E1 and E3 of the Council's adopted supplementary design guidance "Residential Extensions, New Dwellings and Small Infill Developments - January 2000" which collectively and in summary require high quality design which respects the host property and its surroundings.
5. For the reasons set out above, the appeal is allowed subject to the conditions that follow.
6. A condition is necessary requiring the use of matching materials to preserve the character and appearance of the surrounding area. I have included a condition identifying the approved drawings for the avoidance of doubt and in the interests of proper planning.

Elaine Benson

INSPECTOR