



Appeal Decision

Site visit made on 2 November 2023

by **D Cramond** BSc MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 27.11.2023

Appeal Ref: APP/D1265/D/23/3327981

56 St Catherines Crescent Sherborne DT9 6DE

- 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 Miller against the decision of Dorset Council.
 - The application Ref P/HOU/2023/02843, dated 15 May 2023, was refused by notice dated 7 July 2023.
 - The development proposed is to erect single storey side extension and realign 1.80m close boarded boundary fence.
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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 locality.

Reasons

Character and appearance

3. The appeal property two storey dwelling on a corner plot and linked to its frontage neighbour via a single storey garage. Local roads are of established suburban form and an over-arching characteristic is the generously scaled 'open plan' nature of front gardens and corner plot returns. The proposal is as described above and the built form and fence realignment would be towards the highway on the plot's side return.
 4. To my mind the change to the visible open side garden would be quite significant, not least given the established building line along the road and pleasing spaciousness which generally prevails at corners. The openness and degree of soft landscape is a distinctive feature in the locality and a step-out as planned here would take too much away. The situation would also be visually exacerbated for two further reasons. Firstly, there is a good-sized attractive tree in the side garden which aesthetically benefits from space around it that would be eroded by fence realignment. Secondly the extension itself would be of a prominent form, not just because of its footprint but also its sizeable blank wall set closer to the highway and its markedly high and uncharacteristic roof form as it attaches to the existing dwelling.
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5. Policies ENV10 and ENV12 of the Local Development Plan are relevant to the case. Taken together and amongst other matters, they seek well designed development which would respect local distinctiveness and character, protect landscape and townscape, and generally be harmonious and suitably positioned given context. I conclude that the appeal scheme would run contrary to these policies.

Other matters

6. I understand the wish to extend this dwelling and recognise that the scheme would bring benefits to occupiers. I can see that attention has been given to the use of matching materials and I note the intention for new planting which could replace a degree of the landscape subtlety to be lost. I have assessed planning permissions brought to my attention. However, these sites and works differ in form and context, and in any event, I must determine the case before me on its own merits. Regrettably, having carefully considered these and all points raised by the Appellants I conclude that the matters do not outweigh the concerns which I have in relation to the main issue identified above.
7. I confirm that the National Planning Policy Framework has been considered and the development plan policies which I cite mirror relevant objectives within that document.

Overall conclusion

8. For the reasons given above I conclude that the appeal proposal would have unacceptable effects on the character and appearance of the locality. Accordingly, the appeal is dismissed.

D Cramond

INSPECTOR