

Appeal Decision

Site visit made on 19 March 2024

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 9th April 2024

Appeal Ref: APP/W2465/D/23/3333713

72 Lamborne Road, Leicester, LE2 6HN

- 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 Paul Chan against the decision of Leicester City Council.
 - The application Ref 20231661, dated 31 August 2023, was refused by notice dated 26 October 2023.
 - The development proposed is a reduced amended scheme to form gable roof in replace of hip. Amendment to application ref: 20230517.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of the area.

Procedural Matter

3. A previous application¹ for construction of a car port with first floor extension at side and dormer extension at rear of house was refused.

Reasons

Character and appearance

4. The appeal property is a two storey semi-detached dwelling located in a prominent position along Lamborne Road, near to its junction with Oakdene Road.
5. The appeal property is located in a residential area characterised by the presence of two storey semi-detached dwellings. Dwellings are set back from the road behind gardens and/or parking areas and have longer gardens to the rear.
6. The area has an attractive sense of uniformity. This derives from the common use of brick and tile building materials, a general sense of symmetry between pairs of dwellings, the regular spacing and setting-back of dwellings and the

¹ Reference: Application Number 20230517.

predominant presence of similar original features, including hipped roofs, bay windows, similar roof profiles and brick-arched doorways.

7. Whilst the appeal dwelling faces onto Lamborne Road, its neighbour to the north, Number 2 Oakdene Road is located at the entrance to Oakdene Road and consequently, is situated side-on to Lamborne Road. In this way, No 2's low-walled rear garden and small detached garage are located adjacent to the side of the appeal property.
8. The gap resulting from the above combines with Lamborne Road's topography – whereby it rises notably to the south – to result in the appeal dwelling and especially its side elevation, appearing prominently in its surroundings.
9. The proposed development would replace the appeal dwelling's hipped roof with a gable roof. This would result in the dwelling's side elevation rising up in a tall and prominent gable.
10. I find that this would unbalance and reduce the sense of symmetry between the appeal dwelling and its attached neighbour, Number 70 Lamborne Road. Furthermore, the proposed development would appear incongruous by introducing a gable roof into an area notable for the presence of hipped roofs. This would be to the detriment of the area's attractive sense of uniformity.
11. The harm arising from the above would be exacerbated as a result of the prominent location of the appeal dwelling. The proposal would stand out as a tall gable roof widely visible in its surroundings – drawing attention to itself and appearing unduly dominant in its surroundings.
12. Taking all of the above into account, I find that the proposed development would harm the character and appearance of the area, contrary to the National Planning Policy Framework; to Core Strategy² Policy CS03; to Local Plan³ Policy PS10; and to the Council's Residential Amenity Supplementary Planning Document (2008), which together amongst other things, seek to protect local character.

Other Matters

13. In support of the proposal, the appellant refers to other developments elsewhere. However, there is nothing before me to demonstrate that all of the circumstances relating to these examples are so similar to the proposal before me as to provide for direct comparison.
14. Notwithstanding this and in any case, I have found above that the proposed development would result in significant harm and this is not a factor that is mitigated by the presence of other developments elsewhere.

Conclusion

15. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR

² Reference: Leicester City Local Development Framework Core Strategy (2014).

³ Reference: City of Leicester Local Plan (2006).