



Appeal Decision

Site visit made on 21 March 2024

by C Shearing BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12th April 2024

Appeal Ref: APP/W2845/D/24/3338222

6 Marlborough Close, Kings Sutton, West Northamptonshire, OX17 3XA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs Allen against the decision of West Northamptonshire Council.
 - The application Ref is 2023/6628/FULL.
 - The development proposed is a front porch extension.
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Decision

1. The appeal is allowed and planning permission is granted for a front porch extension at 6 Marlborough Close, Kings Sutton, West Northamptonshire OX17 3XA in accordance with the terms of the application, Ref 2023/6628/FULL, 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: WG1344-001, WG1344-002, WG1344-005C and WG1344-006C.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the property and the surrounding area.

Reasons

3. The appeal site lies within a residential area comprising groups of houses of varying size and design. Many houses in the wider area have porches to the front elevations, which similarly vary according to the property type. Marlborough Close is a cul-de-sac of largely two storey brick houses of similar design, with each semi-detached pair having a staggered front building line which responds to the curve of the road. There is variation in the appearance of the porches on the road, which include simple canopies as well as solid brick additions.
4. The proposed porch would be larger than others within Marlborough Close. However, its width and height would allow a large portion of the existing front elevation to remain apparent. As such it would not dominate the front elevation of the building. In addition, the proposal would be set back from the road edge and behind the front building line of the neighbouring property of no.4 and its side extension. Together these features would prevent the proposal from appearing visually prominent in views from the street. The proposal would

respect the established pattern of varied building lines, which contribute positively to the character of the street.

5. I note the contents of The South Northamptonshire Design Guide 2017 (SNDG) which advises, among other things, that front extensions are often unacceptable, given their impacts on elements including the form and composition of front facades. However, for the reasons given, the proposal would be appropriate to the host property and to the character of the area in which it lies.
6. Overall, the proposal would not cause harm to the character or appearance of the host property or the surrounding area. The proposal would comply with Policy SS2 of the LP¹ which requires development, among other things, to maintain the identity of villages and demonstrate compatibility and integration with its surroundings and distinctive local character. It would also comply with the design objectives of the National Planning Policy Framework and the principles set out in the SNDG.

Conditions

7. In addition to the standard time limit condition, it is necessary to ensure that the development is carried out in accordance with the approved plans for the reason of certainty. No further conditions have been suggested and, as the plans annotate materials to match the existing, I do not find any others to be necessary.

Conclusion

8. For the above reasons, having taken account of the development plan as a whole, along with all other relevant material considerations, the appeal is allowed.

C Shearing

INSPECTOR

¹ South Northamptonshire Part 2 Local Plan 2011- 2019