



Appeal Decision

Site visit made on 1 May 2024

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09.05.2024

Appeal Ref: APP/U2750/D/24/3338753

4 Acme Terrace, Church Fenton, Selby, North Yorkshire

- 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 A Burns against the decision of North Yorkshire Council
 - The application Ref: ZG2023/1202/HPA dated 9 November 2023, was refused by notice dated 22 January 2024.
 - The development proposed is described as a single storey front extension.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site is a mid-terraced property significantly set back from the highway with intervening features such as a shed and mature landscaping screening the front of the property from the streetscene to a degree. The appeal site is located within the Historic Core of Church Fenton as identified in the Church Fenton Neighbourhood Development Plan 2020-2027 (the Neighbourhood Plan).
4. The uniformed façade of the terrace forms a rhythm to the built form of the area. The proposed design of the development would not complement the established architectural style of the terrace. Due to the harmony in built form of the terrace the modest extension would be prominent and incongruous, detracting from the character and appearance of the area.
5. Whilst the materials proposed are sympathetic to the surrounding area, the proposed development would be viewed from various public vantage points and despite the screening to the front of the property would be visually intrusive.
6. I understand the proposal before me is an amended scheme reducing the scale of the development from that previously dismissed at appeal¹, nevertheless I find that the proposed development would harm the character and appearance of the area.

¹ APP/N2739/D/22/3310757

7. There is conflict with Policy ENV1, of the Selby District Local Plan (2005), Policies SP1, and SP19 of the Selby District Core Strategy Local Plan (2013), Policy CH2 of the Neighbourhood Plan which seek amongst other things that developments within the historic core are designed to respect and complement the original building and surrounding area.
8. There is conflict with the Framework which seeks amongst other things to ensure good design of developments.

Other Matters

9. The appellant has highlighted that the proposed development is required due to the personal circumstances of the occupants. I have had regard to the comments raised. Whilst I sympathise with the situation, I have not been provided with demonstrable evidence to confirm that an alternative development could not be provided to meet the needs of the occupants.

Conclusion

10. For the above reasons I conclude that this appeal should be dismissed.

C Pipe

INSPECTOR