



Appeal Decision

Site visit made on 11 June 2024

by Nick Bowden BA(Hons) Dip TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28 June 2024

Appeal Ref: APP/J0540/W/23/3332584

Land to the rear of 99 Padholme Road, Peterborough PE1 5EH

- 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 Abid Hussain against the decision of Peterborough City Council.
 - The application Ref is 23/00866/FUL.
 - The development proposed is the construction of a one bedroom bungalow, car parking space, bin storage area and garden.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:
 - a) the effect of the proposed development on the character and appearance of the area, and
 - b) whether the proposed development would provide satisfactory living conditions for the future occupants having particular regard to outlook and outdoor amenity space.

Reasons

Character and appearance

3. The appeal site is set within a predominantly residential area with most homes being in the form of terraced houses addressing Padholme Road. These predominantly two storey buildings are brick built under tiled roofs. They are commonly painted or rendered. Eastholme Close, which the site is set at the end of, is a small cul-de-sac comprising a relatively recent block of flats constructed of red brick. These are set on the opposing side of the road.
4. The proposed dwelling would be a long and narrow single storey structure. It would present a very slim frontage to Eastholme Close with only a front door and window addressing the road. The proposed building fills the full width of the narrow site giving a cramped and squat appearance that would not reflect the prevailing character of the area.
5. Whilst the proposed dwelling does occupy a fairly secluded location, it would be visible in the street scene and from surrounding properties, particularly those addressing Padholme Road. There are examples of other infill developments in the locality including the flats on the opposing side of Eastholme Close and at

Cobbet Place. These other developments are larger in scale and introduce their own character. Additionally, they address their respective streets in an intelligible manner and contribute to the area. The proposed development is isolated and would have a negligible street frontage. It would offer little to the areas character and indeed, because of its slim presence, would detract from it.

6. I therefore conclude that the proposed dwelling would be harmful to the character and appearance of the area due to its isolated and cramped appearance that does not relate well to the surrounding pattern of development. The proposal thus conflicts with policy LP16 of the Peterborough Local Plan 2019 (PLP). This policy requires that, amongst other things, new development should positively contribute to the character and local distinctiveness of the area and create a sense of place.

Living conditions

7. The proposed dwelling would be long and narrow. This means that the only outlook from the dwelling would be from the bedroom window to the front and from the patio window to the rear. Whilst the dwelling would be adequately lit through the provision of rooflights, there would still be minimal outlook for the future occupants due to the substantial depth of the dwelling. This would result in unsatisfactory living conditions for the occupants and would be contrary to PLP policy LP17. This policy requires adequate amenity standards for the living needs of prospective occupants.
8. Turning to the provision of outdoor amenity space, the proposed dwelling would benefit from a garden which would be approximately 59 square metres. Despite its relatively narrow width, this size is more than sufficient to cater for a one bedroom two person dwelling. Therefore, in this regard, the development complies with PLP policy LP17 insofar as there is sufficient outdoor amenity space for the proposed dwelling.

Conclusion

9. The proposed development would be harmful to the character and appearance of the area and provides unsatisfactory living space for the future occupants. Although the proposal would provide adequate outdoor amenity space, the conflicts I have found means that the proposal does not comply with the provisions of the development plan. The material considerations do not indicate that the appeal should be decided other than in accordance with the development plan and therefore the appeal is dismissed.

Nick Bowden

INSPECTOR