



Appeal Decision

Site visit made on 11 September 2024

by Ian McHugh DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 September 2024

Appeal Ref: APP/J0540/D/24/3345063

91 Figtree Walk, Dogsthorpe, Peterborough, PE1 3SW

- 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 G6 Studio against the decision of Peterborough City Council.
 - The application Ref is 23/01744/HHFUL.
 - The development proposed is a double storey side extension and wrap around single storey rear extension.
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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 streetscene and the existing dwelling.

Reasons

3. The appeal property is a two-storey semi-detached dwelling, which is situated in a residential estate, within the built-up area of Peterborough. A distinctive characteristic of Figtree Walk is the gaps between the side walls of the buildings, which help to give a spacious appearance to the streetscene.
4. The proposal is to construct a two-storey side extension with a wrap around single-storey rear extension. The additions would provide a garage, study, and dining area on the ground-floor and two additional bedrooms on the first-floor. The extension would be built up to the shared side boundary with the neighbouring block of flats at numbers 83 - 89 Figtree Walk, and consequently, it would infill the existing gap between the properties.
5. Policy LP16 of the adopted Peterborough Local Plan states (amongst other things) that all development proposals should positively contribute to the character and local distinctiveness of the area. It goes on to state that proposals should respond to local patterns of development, including spaces between buildings.
6. Whilst I have no objection to large extensions in principle, and the proposal would be large in comparison to the existing property, I consider that the two-storey element proposal would conflict with Policy LP16, because it would result in the closure of the space between the appeal property and the neighbouring building. As stated above, these spaces are a distinctive feature along Figtree Walk and the proposal would create a terracing effect that would be

unacceptably harmful to the appearance of both the appeal dwelling and the streetscene.

7. In reaching my decision, I have noted the appellant's willingness to work with the Council to achieve an acceptable scheme and I recommend that these discussions between the two parties continue, if possible.

Conclusion

8. For the reasons given above, it is concluded that the appeal be dismissed.

Ian McHugh

INSPECTOR