



Appeal Decision

Site visit made on 8 October 2024 by L Clark MSc MRTPI

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 October 2024

Appeal Ref: APP/Y2003/W/24/3346456

Land rear of 94 Crosby Avenue, Scunthorpe, North Lincolnshire DN15 8NX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
 - The appeal is made by Mr Ismail Khan against the decision of North Lincolnshire Council.
 - The application Ref is PA/2024/415.
 - The development proposed is described as 'outline planning permission to erect a 2 bedroom 1 ½ storey chalet bungalow with access to be considered'.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matter and Main Issue

3. The appeal seeks outline planning permission with only access to be considered. I have therefore treated the proposed block plan showing matters reserved as indicative, with the main issue being the effect of the proposals on the character and appearance of the area.

Reasons for the Recommendation

4. The appeal site comprises the garden area for a semi-detached dwelling that fronts on to Crosby Avenue. The property is on a corner plot and the garden can also be accessed from Portman Road. The garden is not clearly visible from the road due to the mature hedging on the border. Properties within the area are generally two storey and semi-detached frontage units in line with one another with rear gardens arranged in defined grids creating a strong sense of uniformity. Together, these elements combine to create a pleasant consistency to the street scene which contributes positively to the character and appearance of the area.
5. The proposal would erode some of the garden area to the rear of the host dwelling that forms part of the defined structure of the surrounding roads. The long gardens on corner plots within the area provide a visual break within the street scene. This would be intrusive to the Portman Road street scene that is predominantly made up of gardens. The proposal would be at odds with the

rigid structure of the area and erode the uniformity that is experienced by adding an alien back land tier of development.

6. It would therefore cause harm to the character and appearance of the area and conflict with Policies CS5 of the North Lincolnshire Local Development Framework Core Strategy 2011 and Policies DS1, H5 and H8 of the North Lincolnshire Local Plan 2003 which are concerned with ensuring that development is reflective of its surrounding area amongst other things.

Other Matters

7. There are two single storey commercial units on the land next to the appeal site. They appear to have been there for some time and the land on which they are sat might have been part of the garden to the closest dwelling. That said, they are somewhat anomalous, and as non-residential uses do not sufficiently relate to the appeal scheme. I do not therefore feel they sufficiently justify the proposed development. In the same vein, and in regard to the cited example to the rear of Reginald Road. It sits on an access road to a school that has a markedly different layout and character to the setting of the appeal site.
8. I have not been provided with the specific history of each other individual site put to my attention, but I noticed that the dwellings were semi-detached, and the locations were different to the appeal proposal in terms of their immediate surroundings. Nevertheless, such developments are an exception to the norm that do not sufficiently change the character as I have identified it above. I am not therefore led to recommending allowing the appeal in their light.
9. Window positions, materials and landscaping are matters that would be dealt with as reserved matters and therefore cannot be fully considered as part of this appeal.

Conclusion and Recommendation

10. For the reasons given above, the appeal scheme would conflict with the development plan and there are no sufficiently weighty material considerations to indicate a decision other than in accordance therewith. I therefore recommend that the appeal should be dismissed.

L Clark

APPEAL PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and my representative's report and on that basis the appeal is dismissed.

John Morrison

INSPECTOR