



Appeal Decision

Site visit made on 8 October 2024

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 October 2024

Appeal Ref: APP/F2415/D/24/3349076

**2 Stone Lodge Cottages, Launde Road, Tilton on the Hill, Leicestershire
LE7 9DF**

- 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 Oliver Barton against the decision of Harborough District Council.
 - The application Ref 24/00444/FUL, dated 9 April 2024, was refused by notice dated 19 June 2024.
 - The development proposed is demolition of existing garage and conservatory, construction of a 2 storey side extension.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site is a 2 storey semi-detached dwelling set back from the highway by a large front garden and driveway. The neighbouring properties have a symmetrical appearance providing visual balance within the street scene. The pair of dwellings are located in the countryside and surrounded by open fields.
4. The proposed 2 storey side extension would significantly add to the footprint of the original dwelling, adding bulk to the property. It would be out of scale and proportion to the existing dwelling and so would be incompatible with the character and appearance of the host property. The incongruity would be compounded by the fact that the dwelling is part of a pair of semi-detached houses and the proposal would severely compromise the balanced appearance. The proposed materials may tie in with the existing dwelling but this would be insufficient to offset the harm.
5. The development which would be clearly visible within the street scene would harm the character and appearance of the area. As such it would conflict with Policy GD3 of the Harborough Local Plan (Local Plan) which supports alterations to existing dwellings in the countryside where the development is subordinate in scale and appearance to the existing dwelling. It would also conflict with Policy GD8 of the Local Plan which amongst other things requires new development to respect the context and characteristics of the site, the street scene and the wider local environment to ensure that it is integrated as far as possible into the existing built form.

Other Matters

6. The appellant has referenced what they consider to be an almost identical development to their proposal in support of their case. Other than the case reference number I have been given little information about the scheme in which to draw comparisons with the case before me. In any event, each case is determined on its own merits and that is what I have done.
7. The appellant has identified a willingness to work with the Council planning department to amend the scheme. This is noted. However, the appeal process is not the appropriate place to evolve a scheme. My decision is based solely on the plans considered by the Council and which interested parties have had an opportunity to comment on in the determination of the application.
8. I note the appellant wishes to improve the functionality of the property. However, this is a personal gain that is outweighed by the harm to the character and appearance of the area.

Conclusion

9. For the reasons identified, I conclude that the appeal should be dismissed.

K Ford

INSPECTOR