



Appeal Decision

Site visit made on 18 November 2024

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

an Inspector appointed by the Secretary of State

Decision date: 10 December 2024

Appeal Ref: APP/P0240/D/24/3353242

41 Tithe Farm Close, Langford, Central Bedfordshire SG18 9NE

- 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 Kassem against the decision of Central Bedfordshire Council.
 - The application Ref is CB/24/01879/FULL.
 - The development is described as erection of a first-floor side extension and conversion of the garage into habitable space.
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Decision

1. The appeal is allowed and planning permission is granted for erection of a first-floor side extension and conversion of the garage into habitable space at 41 Tithe Farm Close, Langford, Central Bedfordshire SG18 9NE in accordance with the terms of the application, Ref CB/24/01879/FULL, and the plans submitted with it, subject to the conditions set out below:
 - (1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - (2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, plans: 201100 Proposed site plan, 201201 Proposed ground floor plan, 201202 Proposed first floor plan, 201203 Proposed roof plan, 201301 Proposed elevations and 201401 Proposed sections.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 4) The first-floor window in the rear (western) elevation of the development hereby permitted shall be permanently fitted with obscured glass of a type to substantially restrict vision through it at all times and shall be non-opening, unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed. No further windows or other openings shall be formed in the first floor rear elevation.

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 located within a predominantly residential area comprising predominantly two storey houses, which vary in design and form. The appeal site is adjacent terraced properties.
4. The development would include a first-floor extension above the attached garage, which is proposed for conversion to habitable space. The existing garage is set back from the front of the building and would have a lower roof ridge than the existing property.
5. Due to the appeal property being angled towards No. 39 at the rear, the proposed development would be in close proximity to the shared boundary and side of the adjacent property. Notwithstanding this due to the set back and proposed hipped roof, the development would be clearly distinguishable from No. 39. Whilst the gap between the properties would be significantly reduced, I observed during my site visit that gaps between properties in the area vary.
6. I find that the proposed development would not harm the character and appearance of the area.
7. There is no conflict with Policy HQ1 of the Central Bedfordshire Local Plan 2015-2035 (2021) which seeks amongst other things to ensure developments are of the highest possible quality and respond positively to their context.
8. There is no conflict with the Central Bedfordshire Design Guide (2023) which confirms that all alterations and additions to existing buildings should relate well to the character and context of their surrounding area.
9. There is no conflict with the Framework which seeks amongst other things to ensure developments are of good design appropriate and sympathetic to their surroundings.

Conclusion and conditions

10. For the above reasons I conclude that this appeal should be allowed.
11. I have imposed a standard condition relating to the commencement of development and a condition specifying the relevant plans as this provides certainty. In order to safeguard the character and appearance of the area I have imposed a condition concerning materials.
12. In the interests of protecting the living conditions of neighbouring properties I have imposed a condition relating to obscure glazing for the window in the rear elevation.

C Pipe

INSPECTOR