



Appeal Decision

Site visit made on 15 December 2024

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

an Inspector appointed by the Secretary of State

Decision date: 19 December 2024

Appeal Ref: APP/X4725/D/24/3351323

2B Hampden Close, Ferrybridge, Knottingley WF11 8PT

- 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 Mr Paul Skinner against the decision of the Wakefield Metropolitan District Council.
 - The application Ref 24/00820/FUL.
 - The development proposed is proposed detached garage to front of bungalow currently under construction.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the development on the character and appearance of the area.

Reasons

3. The appeal site is within a predominantly residential area, situated on the corner of Pontefract Road and Hampden Close. Properties in the immediate area vary in terms of design and type.
4. The corner plot has an open aspect and is prominent in the streetscene. I understand that the appeal property which is currently under construction is to benefit from off-road parking via a driveway to the front of the property.
5. The proposed development would introduce a form of development in the area which despite the use of sympathetic materials, would be dominant and incongruous in the streetscene. The effect of the scheme would diminish unacceptably the character and appearance of the area.
6. I find that the proposed development would harm the character and appearance of the area. There is conflict with Policies SP23, LP56 LP57 of the Wakefield District Local Plan 2036 (2024) which seeks amongst other things that developments are of a high quality and appropriate to their location.

Conclusion

7. For the above reasons I conclude that this appeal should be dismissed.

C Pipe

INSPECTOR