



Appeal Decision

Site visit made on 2 April 2025 by Sara Manson DipTP

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 April 2025

Appeal Ref: APP/E2530/D/25/3358365

Victoria House, 147 Main Street, Claypole NG23 5BJ

- 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 Luke Craven against the decision of South Kesteven District Council.
 - The application Ref is S24/1598.
 - The development proposed is described as a two storey side and rear extension and reskinning existing brickwork.
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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.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons for the Recommendation

4. The appeal dwelling is a modern, narrow and detached two storey red brick property in a wide and deep plot, set back from the main road into the settlement with a forward-facing set down gable and single storey garage to the side. It sits on a prominent plot upon entering Claypole from the east. The wider area is characterised by its variety of house types and sizes from traditional farmhouse designs to modern bungalows and other two storey detached units. Red brick predominates, creating a pleasing consistency and rhythm that contributes positively to the character and appearance of the area.
5. The extension would patently lack subservience to the host dwelling. That said, it would be read as a symmetrical design with the matching forward projecting gables, the resulting dwelling would more proportionately fill the width of the plot and the extent of the appeal building's set back from the road frontage would not make the size and scale of the works to the side unacceptably obvious. Particularly in such a varied local architectural context.
6. Whilst the design and size of the extension would be acceptable, the starkness of the proposed stone finish to the entire exterior of the extended building would unacceptably jar with the quality of the area's consistency in red brick exteriors.

7. The scheme, therefore, taken as a whole, would be harmful to the character and appearance of the area. As such, it would be contrary to Policy DE1 of the South Kesteven District Council Local Plan 2020. Amongst other things, this policy seeks to ensure that development makes a positive contribution to local distinctiveness, reinforcing local identity, and does not have an adverse impact on the street scene, as well as being appropriate in material in the context of the area.

Other Matters

8. I appreciate the personal needs of the appellant to create their forever family home, and to improve the thermal performance of the existing building. However, when set against the need to safeguard the character and appearance of the street scene and surrounding area, and in the absence of any evidence to demonstrate that the proposed development could not be achieved in a less harmful way, only limited weight can be attributed to both this personal need and the environmental sustainability benefits the proposals would bring. Such that it would not be sufficient to make the proposals acceptable.

Conclusion and Recommendation

9. For the reasons given above, the appeal proposals 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.

Sara Manson

APPEAL PLANNING OFFICER

Inspector's Decision

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

John Morrison

INSPECTOR