



Appeal Decision

Site visit made on 12 May 2025

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

an Inspector appointed by the Secretary of State

Decision date: 20 May 2025

Appeal Ref: APP/E2001/D/25/3361377

82 Hull Road, Hedon, East Riding Of Yorkshire HU12 8DJ

- 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 Shane Karnon against the decision of the East Riding of Yorkshire Council.
 - The application Ref is 24/03434/PLF.
 - The development proposed is described as demolition of existing attached garage and car port and erection of new 2 storey extension to side of existing dwelling.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. At the time of my site visit, I saw that the development was partially completed. The application has been submitted retrospectively; I have dealt with the appeal on this basis.

Main Issue

3. The main issue in this appeal is the effect of the development on the character and appearance of the host property and area in general.

Reasons

4. The appeal property is opposite a supermarket within an area which has various designs of residential properties. The appeal property is semi-detached, sharing features with the adjoining property No. 80 Hull Road for instance hipped roof and projecting two storey gable. The appeal property and No. 80 are positioned close to the road, forward of the building line the adjacent properties No's. 84-90 (odd) Hull Road create.
5. Due to the position the development is prominent in the streetscene, unbalancing the semi-detached properties, notwithstanding this I understand that the approved 2020¹ design would also result in a loss of symmetry to the built form unbalancing the properties.
6. The design and bulk of the development is not sympathetic to the host property dominating the original form. Despite the variety of buildings in the area, the

¹ REF: 20/02491/PLF

development is incongruous to the area due to its prominent position, scale and design. I find that the development harms the character and appearance of the host property and area in general.

7. The proposed development would conflict with Policy ENV1 of the East Riding Local Plan 2012-2029, Strategic Document (2016) which amongst other things seeks to support the delivery of high-quality design.
8. There is also conflict with the National Planning Policy Framework (2024) and the National Design Guide which seeks to ensure developments are of good design appropriate and sympathetic to their surroundings

Conclusion

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

Chris Pipe

INSPECTOR