



Appeal Decision

Site visit made on 6 August 2025

by **P B Jarvis DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 27 August 2025

Appeal Ref: APP/W0530/D/25/3366048

36 Medcalfe Way, Melbourn, Cambridgeshire SG8 6HU

- 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 Mrs Jessica Boname against the decision of South Cambridgeshire District Council.
 - The application Ref. is 24/04289/HFUL.
 - The proposed development is demolition of single storey side extension and construction of single and two storey side and front extensions with associated landscaping and drainage. New cladding to exterior.
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Decision

1. The appeal is allowed and planning permission is granted for the construction of two storey front and side and single storey rear extensions with associated landscaping and drainage; new cladding to exterior and installation of PV solar panels at 36 Medcalfe Way, Melbourn, in accordance with the terms of application reference 24/04289/HFUL and subject to the following conditions:
 - 1) The development hereby permitted shall be begun within three years of the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 2402/PL001-P01 (existing location and site plan), 2402/PL002-P01 (existing ground and first floor plans), 2402/PL003-P01 (existing roof plan), 2402/PL004-P01 (existing elevations), 2402/PL005-P02 (proposed location and site plan), 2402/PL006-P02 (proposed ground and first floor plans), 2402/PL007-P02 (proposed roof plan) and 2402/PL008-P02 (proposed elevations).
 - 3) No development above ground level shall take place until samples / details of the materials to be used in the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved samples / details.

Preliminary Matter

2. The description used in the decision above is that which appears in the Council's decision notice and which more accurately describes all elements of the proposal. The appellant used this description in the appeal form.

Main Issue

3. The main issue is the effect on the character and appearance of the street scene and surrounding area.

Reasons

4. The appeal site comprises one half of a semi-detached pair of dwellings located within a residential area. The surrounding properties are predominantly terraced of brick elevations and both single and two storey height set back from the road frontage behind a mixture of front boundary treatments, including hedges and low fences. The appeal site lies on the inside of a bend in the road at the southern end of Medcalfe Way where it meets Palmers Way. There are wide grass verges on the northern side of the road opposite the appeal site.
5. The appeal site is triangular shaped, wider at its frontage and the proposed two storey extensions would be to the front and side of the existing dwelling, proposing a form, design and appearance that contrasts with that of the existing dwelling. In respect of built form, it would introduce a front gable feature projecting just over two metres forward of the front elevation at right angles to and of slightly lower height than the pitched roof of the host dwelling. The two-storey side section would be angled away from the host dwelling with flank gable elevation parallel with the side boundary.
6. This projecting gable would introduce a new, prominent feature to the front of the existing dwelling. However, it is of note that a number of nearby dwellings have similar front projecting gable features, including the property immediately adjacent to the appeal site at No. 2 Palmers Way. It would be set back a similar distance from the front boundary and in approaches from along Palmers Way would not be readily seen until close to the appeal site. Whilst it would be clearly visible from Medcalfe Way across the open grass verges, it would be seen within the context of other similar projecting front gables of properties along the southern side of the street. As such, it would not appear incongruous nor unduly dominant or intrusive.
7. Externally, the proposed extension and the existing dwelling would be clad in similar materials comprising vertical timber cladding with some lime render to the ground floor and lime render to the upper levels. However, a brick base and brick banding between ground and first floor levels would be incorporated so as to provide some continuity with the attached dwelling and those nearby. Whilst somewhat different in appearance to the existing buff coloured brick and red tiled roof, it would provide an overall holistic approach and appearance, reflecting the contemporary design of the extension, which would complement rather than detract from the character of the street scene. Furthermore, it would provide enhanced insulation and energy performance, greatly increasing the sustainable construction credentials of the property.
8. The side element would add to the built form of the dwelling, but this would be a relatively modest addition filling much of the gap to the side of the dwelling but maintaining a gap to the side boundary. Its angled shape would reflect the shape of the plot providing an appropriate side addition. The proposed single storey rear extension and solar panels would not be visible within the street scene but would complement the overall design and appearance.

9. The Council's District Design Guide Supplementary Planning Document (2010) (DDG) suggests that extensions should offer a high quality of accommodation and design that will sustain, enhance and preserve the quality of the built environment. Whilst indicating that extensions should complement the form and character of the original building rather than seek to transform it, it also refers to high quality contemporary design, where relevant to context, which may in certain cases be the better solution where this provides modern spaces while at the same time considering the scale, materials and elevational rhythm of its context.
10. I consider that the proposed contemporary approach reflects the general approach of the DDG, and whilst 'transforming' the appearance of the host dwelling, would positively enhance and add interest to the street scene in a way that makes good use of the site and its shape and appropriately reflects existing building forms and materials within its wider context whilst enabling significant enhancements to energy performance.
11. Overall, I find that the proposal would not be harmful to the character and appearance of the street scene and would thus comply with Policy HQ1 of the South Cambridgeshire Local Plan (2018) which, amongst other things, seeks high quality design with a clear vision as to the positive contribution the development will make to its local and wider context through a coherent, place responsive design that is compatible with its location.
12. In addition, it would comply with the National Planning Policy Framework (the Framework) which seeks to achieve well designed places and developments that function well, add to the overall quality of the area, are visually attractive and sympathetic to local character, including the surrounding built environment, whilst at the same time making effective use of land.

Conditions

13. The Council has suggested a number of conditions which I have reviewed in the light of Framework paragraphs 56 and 57. A condition to refer to the approved plans is necessary in the interests of clarity and proper planning. Given that these plans indicate new external materials for the existing dwelling, a condition to require matching materials would not be appropriate; however, a condition to require samples / details of those proposed materials to be submitted for approval is necessary in the interests of the visual amenity of the area.

Conclusion

14. I therefore conclude that this appeal should be allowed.

P B Jarvis

INSPECTOR