



Appeal Decision

Site visit made on 17 June 2025 by E Clifford BA(Hons) MA

Decision by Kenneth Stone BSc, Dip TP, MRTPI.

an Inspector appointed by the Secretary of State

Decision date: 27 August 2025

Appeal Ref: APP/W2845/D/25/3364921

1 Willow End, Brockhall Road, Dodford, West Northamptonshire NN7 4SZ

- 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 Lewis Beale against the decision of West Northamptonshire Council.
 - The application ref is 2024/5176/FULL.
 - The development proposed is demolition of existing garage/outbuilding and erection of new garage/outbuilding and container in residential garden.
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Decision

1. The appeal is allowed, and planning permission is granted for demolition of existing garage/outbuilding and erection of new garage/outbuilding and container in residential garden at 1 Willow End, Brockhall Road, Dodford, West Northamptonshire, NN7 4SZ in accordance with the terms of the application, ref 2024/5176/FULL, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawing no's AD-00-00, AD-01-00 and AD-OS.
 - 3) No development shall take place until details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
 - 4) The development hereby permitted shall be used only for purposes ancillary to the enjoyment of the existing dwellinghouse as such and shall not be used for any trade, business or industry or other use whatsoever or as independent residential accommodation.

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 surrounding area.

Reasons for the Recommendation

4. The appeal site is right-hand half of a pair of semi-detached stone-built cottages. The surrounding area is characterised by its rural nature, with this pair of cottages and the adjacent detached property being the only houses along this road. The dwellings form part of the hamlet of Dodford, a small community comprised of well-spaced dwellings. The houses on Willow End are surrounded on all sides by open green space, which adds to the rural and somewhat isolated character of the dwellings, which is heightened by the lack of vehicular traffic found on this road.
5. The appeal site is the two-storey cottage, set back from the road by a narrow strip of lawn. To the side aspect of the property is a large side plot, partially fenced off to connect to the rear garden. There is a wide drive, alongside is another large grassy area. Currently, the drive houses a large, timber garage, which the proposed development would replace.
6. Due to the low density of buildings in the street scene, the site of the proposed garage is visible in views from the junction of Willow End with Brockhall Road. However, the proposal would be sited further back than the existing structure, which would reduce this visibility. Additionally, there are mature trees lining the boundary of the appeal site and the adjacent property to the south. These would further diffuse any views of the proposed development from the junction, effectively mitigating any negative effect on the character and appearance of the surrounding area. The proposed development would be primarily visible from immediately outside the appeal site, as views from beyond 2 Willow End are extremely limited due to the dwellings structure and the curve in the road.
7. The proposed development comprises of two principal elements; a replacement garage to the street front and a shipping container which would be positioned in the rear garden, to the rear of the proposed replacement garage. The siting of the proposed garage would screen the proposed shipping container from views from any part of the street, preserving the appearance as it is currently experienced. When traversing Brockhall Road, some limited views of the proposed development may be possible during the winter months when the hedgerows are not in leaf. However, if views are possible, these would remain very limited and still diffused by the evergreen trees present on the site boundary. There would therefore be a negligible amount of harm caused to the character and appearance of the area.
8. The design of the proposed garage is utilitarian. However, given the agricultural nature of the surrounding area, this would not be a departure from the overarching character of the street scene. There is also a structure with similar utilitarian characteristics at the attached property, 2 Willow End. Whilst this is partially concealed by the thick hedgerow which bounds the site, the roof of the structure reveals a comparable utilitarian design, as does the existing building on the appeal site. The proposed garage will therefore not introduce an alien feature into the area and the chosen materials are entirely suitable for a building of this design.
9. Overall, I conclude that the proposal would have an acceptable effect on the character and appearance of the area. In that regard, it accords with the West Northamptonshire Joint Core Strategy Local Plan (Part 1) (2014) Policy S10, the Settlements and Countryside Local Plan (Part 2) for Daventry District (2020) Policy ENV10 and RA3 (C) and the National Planning Policy Framework.

Other Matters

10. I have also had regard to other matters raised in the representations which include unsuitable materials, commercial enterprise, overdominance and overshadowing. However, none of these factors provide a compelling reason why the appeal should be dismissed.

Conditions

11. Other than the standard time limit condition, it is necessary to ensure that the development is carried out in accordance with the approved plans for the reason of certainty. In the interests of the character and appearance of the area, a condition relating to approved materials is also necessary.
12. The Council have also requested a condition in relation to the use of the development, to ensure that the proposed development is used for personal ancillary use to the main property and not for commercial purposes. I find that this condition is reasonable and would serve to protect the character and appearance of the area and thus has been attached.

Conclusion and Recommendation

13. For the reasons given above the appeal should be allowed.

E Clifford

APPEAL PLANNING OFFICER

Inspector's Decision

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

Kenneth Stone

INSPECTOR