
Appeal Decision

Site visit made on 25 September 2025

by **David Reed BSc DipTP DMS MRTPI**

an Inspector appointed by the Secretary of State for Housing, Communities and Local Government

Decision date: 13 October 2025

Appeal Ref: APP/Y2003/W/25/3366775

122 High Street, Epworth, Doncaster, North Lincolnshire, DN9 1JS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 (as amended) for the development of land without complying with conditions subject to which a previous planning permission was granted.
 - The appeal is made by Mr and Mrs Ash against the decision of North Lincolnshire Council.
 - The application Ref PA/2025/496, dated 10 April 2025, was refused on 30 May 2025.
 - The application sought planning permission for an extension and internal alterations plus new garage and drive without complying with conditions attached to planning permission Ref PA/2023/1364, dated 8 December 2023.
 - The conditions in dispute are Nos 2 and 9 which state:
2: The development hereby permitted shall be carried out in accordance with the following approved plans: CWX1013-101D-Proposed Amended and CWX1013-01B-Existing.
9: The external materials to be used in the construction of the development hereby approved shall be as provided in the materials section of the application form and drawing ref. CWX1013-101D-Proposed Amended.
 - The reasons given for the conditions are:
2: For the avoidance of doubt and in the interests of proper planning.
9: In the interest of the visual amenity of the area.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:
 - the effect of the revised design on the character and appearance of the street scene; and
 - whether the revised design would be overbearing in relation to neighbouring properties.

Reasons

Character and appearance

3. The proposal is to amend the design of a two-storey side extension to No 122 High Street which has recently been granted planning permission. Unusually, the rear elevation of the two-storey detached property is sited hard up to Tottermire Lane, which runs behind the High Street, leaving only a metre or so of verge alongside the house. The extension would occupy the area of land adjacent to the eastern end of the existing house currently used for parking; the parking area would be relocated to the front of the house with a new driveway access off the High Street.

4. The side extension would have an unusual, almost triangular shaped footprint as the common boundary with the adjacent property No 120 and a vacant building plot¹ fronting Tottermire Lane joins that lane at about 45°. As approved the extension would be two storeys adjacent to Tottermire Lane dropping to a single storey at the rear with a catslide type roof; the revised design would provide two floors across the full depth of the extension in order to provide an en-suite and dressing area for bedroom 5. The revised design would also extend closer to the common boundary, leaving a narrower 1.0 m gap instead of 1.5 m.

5. Due to the almost triangular footprint the approved side extension would have an odd appearance in the street scene, with the gable end elevation cutting back at a 45° angle just before the ridgeline, and this being clearly visible when approaching from the east along Tottermire Lane due to the position of the house hard up to the lane and the slight curvature of the road. The amended design would increase this visual impact as a result of the shallower roof slope to the rear combined with the reduction of the side gap to just 1.0 m. These changes would lead to a larger expanse of gable end and a more cramped appearance when seen from the road, significantly increasing its visual prominence and drawing undue attention to its odd appearance in the street scene.

Neighbouring properties

6. The amended design would increase the eaves height of the extension adjacent to the side boundaries of No 120 and the vacant building plot and bring it closer by 0.5 m. These changes would increase the visual impact of the building as seen from the gardens of the existing and prospective properties, increasing the sense of enclosure compared to the approved scheme. Compared to that scheme the revised design would reduce the amount of light reaching the rear window of the single storey extension behind No 120 and in terms of outlook restrict the view of some sky. In addition, the introduction of a rear facing dormer window at first floor level would obliquely face the rear of No 120 over the single storey extension, and whilst obscure glazed, would give the impression of overlooking.

7. With the scheme as approved at the limits of acceptability with regard to its impact on the occupiers of neighbouring properties to the south and east, the amended design would appear unduly overbearing, significantly increasing its impact on the residents.

Conclusion

8. For these reasons the revised design would significantly harm the character and appearance of the street scene and be unduly overbearing in relation to neighbouring properties. This would conflict with Policy CS5 of the Core Strategy 2011 and Policies DS1 and DS5 of the North Lincolnshire Local Plan 2003. These seek to ensure new development is well designed, reflects or enhances the character and appearance of the immediate area, does not cause an unacceptable loss of amenity to neighbouring land uses and only allow residential extensions that do not appear overbearing or lead to loss of light, particularly two storey extensions located on or close to the boundary.

9. Having regard to the above the appeal should be dismissed.

David Reed

INSPECTOR

¹ with planning permission for a detached house Refs PA/2021/2119 and PA/2024/1344