



Appeal Decision

Site visit made on 14 October 2025

by K Craddock BA (Hons) MAUD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 October 2025

Appeal Ref: APP/P0240/D/25/3372189

25 Langford Road, Henlow, Bedfordshire SG16 6AF

- 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 Mr & Mrs Slingsby against the decision of Central Bedfordshire Council.
 - The application Ref CB/25/01297/FULL
 - The development proposed is ground floor side extension and front roof extension and alterations.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect that the proposed extensions would have on the character and appearance of the host property and the streetscene.

Reasons

3. The appeal site is located within an established residential area comprising a mix of architectural styles. On both sides of Langford Road, properties are set back from the highway with spacious, open gardens and parking areas to the front. The appeal property is a detached chalet bungalow within a row of four bungalows. These are a pair of semi-detached chalet bungalows at Nos 21 and 23 and a dormer bungalow at No 27. Each of these four properties has a principal roof plane sloping towards the highway and can be read as a collective group, with a consistent building line and sense of scale and massing. Nos 21 and 23 both have a modest box dormer on the front and the appeal property has a smaller, unobtrusive box dormer.
4. The proposed development would substantially alter the front of the property and its bulk and volume would unacceptably dominate the roof plane, thereby disrupting the character of this group of four properties and the appearance of the streetscene. In coming to that view I acknowledge that there is a variety of residential architecture in the wider area. However, the proposed extension would introduce a prominent and incongruous feature to the host property that would not be subservient or respect the existing roof pitch. This would impact upon the open spacious character of the property frontages and have a significant influence on the streetscene.

5. The appellant has drawn my attention to other developments in the surrounding area. I have taken those into account in terms of any influence on the character and appearance of the area. However, I am not aware of the full circumstances of these other cases and in any event each scheme must be considered and determined on its individual merits.
6. For these reasons, therefore, the proposed development would be harmful to the character and appearance of the host property and the streetscene. Consequently, it would conflict with Policy HQ1 of the Central Bedfordshire Local Plan 2015-2035 and Section 11 of the Central Bedfordshire Design Guide 2023 which, amongst other matters, seeks to achieve high quality design that responds positively to its context.

Conclusion

7. For the reasons given above, I conclude the appeal should be dismissed.

K Craddock

INSPECTOR