
Appeal Decision

Site visit made on 8 December 2025

by **T Bennett BA(Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 16 December 2025

Appeal Ref: APP/F2605/D/25/3373912

Woodstock, Garboldisham Road, East Harling, Norfolk NR16 2PU

- 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 Dave Fulton against the decision of Breckland Council.
 - The application Ref is PL/2025/0660/HOU.
 - The development proposed is first floor master bedroom extension over existing garage.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the living conditions of the neighbouring occupiers at The Elms with particular regard to light and outlook.

Reasons

3. The Elms is a detached, two-storey cottage situated north of the appeal site, with its gable end facing the highway. The rear elevation of The Elms has windows serving habitable rooms that face south towards the side elevation of the existing single-storey garage at the appeal site, separated by a shallow rear garden at The Elms.
4. Given the close proximity between the existing garage and the rear elevation of The Elms, and The Elms' position north of the appeal site, the increased ridge height and massing of the existing garage, to accommodate the first-floor extension, would have an overbearing impact. This would result in a materially harmful loss of light and outlook for the occupiers of The Elms. This harm would be experienced from the rear habitable room windows and when utilising the garden area closest to the rear elevation, which would be to the detriment of the occupiers' living conditions. Whilst the appellant contends that the proposal will protect existing levels of daylight and sunlight for the occupiers at The Elms, no substantive evidence has been submitted to support this claim.
5. For the reasons above, I conclude that the proposal would have a harmful effect on the living conditions of the neighbouring occupiers with particular regard to outlook and light. It would therefore conflict with Policies COM 03 and HOU 11 of the Breckland Local Plan (2023). Together, these seek to ensure development does not adversely affect the living conditions of neighbouring occupiers.

Other Matters

6. The proposal would appear subordinate to the host property, and would be designed and constructed using materials which complement the host building and character of the wider locality. However, these factors do not outweigh the harm to the living conditions of the neighbouring occupiers.
7. Although the proposal would not raise any overlooking or privacy concerns in relation to the neighbouring property, a lack of harm is a neutral consideration in my assessment of the proposal.
8. A lack of objection from the Parish Council does not in itself mean the proposal is acceptable. The appeal has been determined based on the development plan, material considerations and the evidence presented.

Conclusion

9. The proposal conflicts with the development plan and the material considerations do not indicate that the appeal should be decided other than in accordance with it. The appeal is therefore dismissed.

T Bennett

INSPECTOR