



Appeal Decision

Site visit made on 16 December 2025

by **C Cooper-Young MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 7th January 2026

Appeal Ref: APP/E3335/D/25/3375582

26 Rookery Close, Rooksbridge, Axbridge, Somerset BS26 2UQ

- 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 L Kingdom against the decision of Somerset Council.
 - The application Ref is 24/25/00013, dated 3 September 2025, was refused by notice dated 29 October 2025.
 - The development proposed is described on the application form as 'Double storey rear extension.'
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development upon the living conditions of the occupiers of No 27 Rookery Close in respect of outlook.

Reasons

3. The appeal site is located within a cul-de-sac comprising predominantly similar style two-storey dwellings of modest scale and practical design, characteristic of post-war suburban expansion in Somerset. These dwellings have a relatively consistent linear built form with a variety of hard and soft landscaping to their frontages.
4. No 26 Rookery Close is an end-of-terrace two-storey dwelling finished in white render, with a central front porch and entrance doorway. The frontage is comprised of a white painted, low boundary rendered wall and pillars, with a block-paved driveway. The relatively modest rear garden is enclosed with a brick wall.
5. The appeal proposal would result in the sizable expansion of the existing dwelling, extending almost the full width of the rear elevation and out into the existing modest garden space. The proposal includes two double Juliet door balconies and an obscure glazed bathroom window at first-floor level, and similar glazed doors and obscured glazing to a WC, on the ground-floor.
6. Whilst the proposed extension would be set slightly away from the boundary with No 27 Rookery Close, I find that the two-storey height of the blank flank wall would have the effect of enclosure, and a corresponding loss of outlook and skyline that currently exists to a limited degree, above the boundary fence. As a result, the extension would be visually prominent from No 27 and its garden and would have significant overbearing effects.

7. For the reasons above, I conclude that the proposed extension would have a harmful effect on the living conditions of the occupiers of No 27 Rookery Close. As such, it would fail to comply with the relevant provisions of Policy D25 of the Sedgemoor Local Plan 2019, and BE4 of the Cheddar Neighbourhood Plan 2018, which seek, in summary, to safeguard the amenity of the occupiers of nearby dwellings.

Conclusion

8. For the reasons given above, having had regard to the development plan as a whole and all other relevant material considerations, I conclude that the appeal should be dismissed.

C Cooper-Young

INSPECTOR