

Appeal Decision

Site visit made on 9 September 2014

by R M Barrett Bsc Msc Dip UD Dip Hist Cons MRTPI IHBC

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

Decision date: 25th September 2014

Appeal Ref: APP/X1735/D/14/2223271

22 Bedford Close, Havant, Hampshire PO9 2TP

- 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 Mrs Sarah-Jane Lewis against the decision of Havant Borough Council.
 - The application Ref APP/14/00299, dated 19 March 2014, was refused by notice dated 14 May 2014.
 - The development proposed is a two storey side extension and single storey rear extension with loft conversion and new porch.
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Decision

1. The appeal is dismissed.

Application for costs

2. An application for costs was made by Mrs Sarah-Jane Lewis against Havant Borough Council. That application is the subject of a separate Decision.

Main Issue

3. The effect of the proposed side extension on the character and appearance of the locality.

Reasons

4. Bedford Close is a residential cul-de-sac generally comprised of two storey semi-detached properties. A distinctive characteristic of the layout of this part of Bedford Close is the gaps between the pairs of properties. Although these do not provide views of specific features or landscapes, they give the locality a generally spacious feel. That some properties have single storey side extensions does not materially affect this distinctive characteristic.
5. The proposed two storey side extension would almost fill the space between the appeal property and its boundary with No 23. Due to this, it would significantly reduce the gap between the appeal property and its unattached neighbour. This would erode the locality's spacious feel. In addition, should the neighbouring property at No 23 be extended in a similar manner this could result in the further erosion of the gaps between the two properties. The fact that the appeal site is set behind No 23 and the building line in this part of Bedford Close is generally staggered, whilst reducing the harm identified, would not overcome my concern in this regard.

6. I have considered other development brought to my attention at 10 Luard Court. However, that property is sited some distance from the appeal site, in a different cul-de-sac, and relates to properties of a different design. Further it has a different position in the street. It therefore fails to replicate the circumstances of this appeal.
7. I am aware that the appellant intends to use matching brickwork and tiles, the proposed design would provide a balanced composition and whilst it would not in itself improve the appearance of the appeal property, it would introduce some variety into the street. I am also aware that it is intended to house a growing family. However, these matters do not overcome my concern for its effect on the character and appearance of the locality.
8. I conclude that the proposed two storey side extension would adversely affect the character and appearance of the locality and would fail to accord with Policy CS16 of the Havant Borough Core Strategy (March 2011). This states that all development should demonstrate that its design responds to, draws inspiration from and respects local context. It would also be contrary to Paragraph 64 of the National Planning Policy Framework, which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Conclusion

9. For the above reasons, and taking all other matters raised into consideration, I conclude that the appeal should be dismissed.

R Barrett

INSPECTOR