

PLANNING INSPECTORATE APPEAL DECISIONS		
20198015A	9 LAMBORNE ROAD	
Proposal:	CONSTRUCTION OF SINGLE STOREY AND CANOPY TO FRONT; TWO STOREY SIDE EXTENSION; SINGLE STOREY REAR EXTENSION; PITCH ROOF OVER EXISTING EXTENSION AT REAR OF HOUSE (CLASS C3)(AMENDED)	
Appellant:	MR AMARDEEP SANGHERA	
Appeal type:	Planning Appeal	
Appeal received:	15 April 2019	
Appeal decision:	Dismissed	
Appeal dec date:	17 June 2019	
PO	AREA: W	WARD: Knighton



©Crown Copyright Reserved. Leicester City Council Licence 100019264(2019). Ordnance Survey mapping does not imply any ownership boundaries and does not always denote the exact ground features.

Summary

- An application for a two storey extension at the side of a house, together with alteration of the roof from hipped to a gable end, was refused in March 2019.
- The appeal was dismissed.

Location and Site Description

The application relates to a semi-detached property in a primarily residential part of the city.

The Proposal

The proposal was for an existing garage to be converted or removed, and a new side wall retaining the passage to the side but supporting the first floor over the passage way up to the boundary.

The side extension proposed a roof form with a gable end facing the neighbouring property and that did not match the hipped roof form of the original property.

The application was refused for two reasons:

- the design and siting would appear dominating, detract from the street scene and does not assimilate with the character and appearance of the wider area.
- the design and siting would result in insufficient separation from the rear of 120 Northdene Road causing loss of outlook and appearing overbearing to the occupants of no.120 Northdene Road.

The Appeal Decision

The appeal was dismissed.

Commentary

The inspectorate focused on two main considerations as being:

- the effect on the character and appearance of the area, having particular regard to the design and siting of the two storey side extension, and
- the effect on the living conditions of 120 Northdene Road.

The Inspectorate's decision concluded that the proposed two storey extension would introduce a discordant built form into the locality that would be out of keeping and harmful to the character and appearance of the host property and wider area.

However, the decision also concluded that the proposal would not significantly affect the outlook from No 120. The inspector noted that whilst there would be some deviation from the SPD Residential amenity guide, this would not be by a significant amount, and the proposal would meet the requirements of paragraph 127 of the Framework, which, amongst other matters, requires that developments create places with a high standard of amenity for existing and future users.

The overall conclusion was that although the resulting living conditions were found acceptable, significant harm would result to the character and appearance of the host building and the area. This was found to be in conflict with the development plan and no overriding reason to disregard the development plan was found.