The Planning Inspectorate

Appeal Decision

Site visit made on 22 February 2022

by William Cooper BA (Hons) MA CMLI

an Inspector appointed by the Secretary of State

Decision date: 25 February 2022

Appeal Ref: APP/A2525/D/21/3285340
47 Milestone Lane, Pinchbeck, Spalding PE11 3XR

- 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 S A Parker Construction Services Ltd against the decision of South Holland District Council.
- The application Ref: H14-0730-21, dated 6 July 2021, was refused by notice dated 15 October 2021.
- The development proposed is extension & alterations.

Decision

1. The appeal is allowed and planning permission is granted for extension & alterations at 47 Milestone Lane, Spalding PE11 3XR in accordance with the terms of the application, Ref H14-0730-21, dated 6 July 2021, and the plans submitted with it, subject to the following conditions:

    1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

    2) The development hereby permitted shall be carried out in accordance with the following approved drawings: 3857-21 01 Floor Plans & Elevations - Existing. Site & Location Plans; 3857-21 02 Rev B Floor Plans & Elevations - Proposed Site Plan.

    3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

    4) Three swift nest bricks shall be incorporated within the external walls of the extension hereby permitted, and retained thereafter.

    5) Before the access is brought into use, site boundary treatments facing onto the highway for a distance of 15 metres on each side of the access shall be lowered to a height not exceeding 0.6 metres above the edge of the adjacent carriageway, and thereafter maintained as such.

Main Issue

2. The main issue in this case is the effect of the proposal on the character and appearance of the area.

Reasons

3. Dwellings on Milestone Lane are mainly twentieth century pitched roof, brick built detached and semi-detached two storey houses and bungalows, interspersed with some older houses.

4. The appeal building is an older, Victorian semi-detached dwelling set at an oblique angle to the road on an approximately triangular corner plot. Its location towards the head of a curving stretch of village lane contributes to the foreground experience of a variety of building and roofline forms and angles, approaching the appeal site. This combination of factors contributes to the appeal property's somewhat individualistic character.

5. Within this context, the proposed extension would be set back from the road and the line of the host building's front elevation. Its rear facade would align with the line of the existing rear kitchen elevation and neighbouring rear extension. Its ridge height would be slightly lower than the host house. Its roof pitch, and use of roof, wall and window materials to match the existing dwelling would further help it blend in visually. Also, the variety of building and roofline forms and angles approaching the appeal site would draw the eye elsewhere in various directions. This combination of factors would help the proposal to assimilate acceptably within its residential streetscene setting, without appearing visually discordant and alien.

6. I therefore conclude that the proposal would respect the character and appearance of the area. As such, it would accord with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036, which together seek to ensure, among other things, that development respects local character.

Other Matters

7. Local Highway Authority and resident concern was expressed regarding the safety and visibility of the proposed driveway access. However, in the light of the visibility splay and vehicle manoeuvring information added to the amended Proposed Site Plan drawing Revision B, the LHA assessed the proposal as being acceptable, subject to a suggested planning condition regarding boundary treatment height to maintain the visibility splay, which I have attached. In the light of this clarifying information, I agree that the proposal would be acceptable in terms of highway safety.

Conditions

8. In addition to the standard commencement condition, a condition is necessary requiring that the development is carried out in accordance with the approved plans, in order to provide certainty. A condition covering materials is necessary in the interests of safeguarding the character and appearance of the area. A condition about swift nest bricks is attached in the interests of biodiversity. A condition regarding boundary height is necessary to safeguard highway safety.

Conclusion

9. The proposed development would adhere to the development plan and there are no other considerations which outweigh this finding. Accordingly, for the reasons given, the appeal succeeds.

William Cooper INSPECTOR