The Planning Inspectorate

Appeal Decision

Site visit made on 18 December 2017

by G D Jones BSc(Hons) DipTP DMS MRTPI

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

Decision date: 05 January 2018

Appeal Ref: APP/A2525/D/17/3188722
27A Chapel Street, Crowland, Spalding PE6 0AR

- 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 Mr Geoff Wilkerson against the decision of South Holland District Council.
- The application Ref H02-0819-17, dated 29 August 2017, was refused by notice dated 17 October 2017.
- The development proposed is the conversion of a chalet bungalow to a two storey house.

Decision

1. The appeal is allowed and planning permission is granted for the conversion of a chalet bungalow to a two storey house at 27A Chapel Street, Crowland, Spalding PE6 0AR in accordance with the terms of the application, Ref H02-0819-17, dated 29 August 2017, subject to the conditions contained within the Schedule at the end of this decision.

Main Issues

2. The main issues are the effect of the proposal on the character and appearance of the host building and the wider area, and on the living conditions of the occupants of 26 Chapel Street as a result of overlooking.

Reasons

Character and Appearance

3. The host property is a detached house located within a largely residential area. Towards the head of Chapel Street, in the vicinity of the appeal property, there is a reasonably high degree of variety in house types. Nonetheless, the two properties that flank No 27a both have the appearance of being fairly conventional two storey houses. Although it has two storeys, the appeal house has a far more varied built form, including a prominent first floor portion of flat roof to the front. Consequently, the general proposed built form, although comparatively large, would be more in keeping with these near neighbours than the current building. In that regard the appeal scheme would represent a small enhancement to the host house and wider street scene.

4. Although the extended building would broadly have the proportions of a two storey house, it is proposed to use the roof space as part of the habitable accommodation of the property. As part of this aspect of the scheme it is proposed to incorporate a juliet balcony in a gable within the extended main

roof form. Given its proposed elevated siting along with its position roughly at the head of the street, this balcony would be a reasonably prominent feature of the house and streetscape. While it would appear a little cramped within the gable, it would not sit awkwardly on the host building. Moreover, although balconies of this type are not a feature of the area, given the existing degree of variety of built form and design in this part of Chapel Street, the proposed juliet balcony would not have a significant effect on the character and appearance of the area.

5. Therefore, the proposals would not harm the character and appearance of the host building or the wider area. Consequently, in these respects, they would accord with Policy SG20 (Extensions and Alterations to Existing Buildings) of the South Holland Local Plan, July 2006 (the Local Plan) and with the National Planning Policy Framework.

Living Conditions

6. The second floor juliet balcony would be likely to result in some additional outlook from the host property due to its nature, size and elevation. However, given its limited width and the internal nature of the associated floor space, I do not see any reason why it would result in a significant increase in outlook beyond that associated with the existing house.

7. Indeed, given the degree of overlooking that already exists from the front facing windows of neighbouring dwellings, as well as from the public domain at ground level, the proposed development, including the juliet balcony, would not significantly alter the privacy of neighbouring occupiers, including the residents of No 26. I have come to this conclusion bearing in mind that views to No 26 would be somewhat oblique from the balcony and as that neighbouring bungalow stands a reasonably substantial distance away from the appeal house.

8. Therefore, the proposed development would not have a significant effect on the living conditions of the occupants of 26 Chapel Street as a result of any overlooking. Consequently, in this regard, it would accord with Policy SG17 (Protection of Residential Amenity) of the Local Plan.

Conditions and Conclusion

9. In addition to the standard time limit condition the Council has suggested two conditions which I have considered in the light of government guidance. In order to provide certainty, a condition requiring that the development is carried out in accordance with the approved plans would be necessary. A condition to control the facing materials of the extension would also be necessary to protect the character and appearance of the area.

10. I conclude, therefore, that the appeal should be allowed subject to the identified conditions.

G D Jones

INSPECTOR

SCHEDULE OF CONDITIONS FOR APPEAL REF APP/A2525/D/17/3188722:

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: site and block plan drawing No 0596.dwg, and proposal drawings Nos 0645.dwg.

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.