
Appeal Decision

Site visit made on 7 April 2016.

by Martin H Seddon BSc DipTP MPhil MRTPI

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

Decision date: 13 April 2016

Appeal Ref: APP/K2420/D/16/3144540
34 Grace Road, Desford, Leicester, LE9 9FZ

- 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 & Mrs K Young against the decision of the Borough Council of Hinckley & Bosworth.
 - The application Ref: 15/01255/HOU was refused by notice dated 27 January 2016.
 - The development proposed is a single storey front extension including garage conversion & detached garage.
-

Decision

1. The appeal is allowed and permission is granted for a single storey front extension including garage conversion & detached garage at 34 Grace Road, Desford, Leicester, LE9 9FZ in accordance with the terms of the application Ref: 15/01255/HOU, dated 28 November 2015 and subject to the following conditions:
 1. The development hereby permitted shall begin not later than three years from the date of this decision.
 2. 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.
 3. The development hereby permitted shall be carried out in accordance with the following approved plans: location plan, existing and proposed elevations, floor plans and cross sections sheets 1 & 2 (Rev.A).
 4. Prior to the commencement of development a landscaping scheme showing the hedgerow to be retained, details of measures to protect the hedgerow during construction works and details of additional shrub planting, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Main issue

2. The main issue is the effect of the proposed detached garage on the character and appearance of the area.

Reasons

3. The appeal site is located in a corner position at the junction of Grace Road and a residential cul-de-sac. The Council has raised no objection to the proposed

single storey front extension and the conversion of the integral garage. The proposals would be in keeping with the character and appearance of the dwelling and there is no reason to disagree.

4. The proposed garage would be sited within a sloping grassed area of land. The foundation would be cut into the slope to allow level access from the existing forecourt and to lower the overall height of the garage compared to its surroundings. An existing, mainly hawthorn hedge, would screen views of the garage from properties at the opposite side of Grace Road. The appellant wishes to keep the hedge because it provides privacy for the dwelling. It is likely that any future occupants would also wish to retain some form of boundary treatment to prevent overlooking from the properties that are sited at a higher level at Grace Road.
5. Additional shrub planting in areas around the proposed garage would help to consolidate the screening effect of the hedge when viewed from properties in the cul-de-sac. This planting could be secured through a condition.
6. The Council considers that the proposed garage would appear isolated from the main dwelling. Nevertheless, it would relate well to the dwelling and plot in terms of siting, design and use of external materials. There is a large detached garage located at the end of the cul-de-sac which is particularly prominent. However, this appeal has been determined on basis of the individual merits of the proposal and its particular site circumstances, having regard to relevant development plan policies and all other material considerations.
7. Subject the above conditions and a condition to ensure the use of matching external materials, the proposed garage would complement the character and appearance of the surrounding area in terms of scale, mass, design and materials. There would be no conflict with Hinkley and Bosworth Local Plan policy BE1(a) regarding the siting and design of development or the design objectives in paragraph 17 of the National Planning Policy Framework.
8. All other matters raised have been taken into account. For the reasons given above the appeal is allowed subject to conditions.

Martin H Seddon

INSPECTOR