
Appeal Decision

Site visit made on 18 September 2018

by Nick Palmer BA (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 September 2018

Appeal Ref: APP/V2635/D/18/3203451

Woodstock, 22 School Road, Terrington St John, Wisbech PE14 7SE

- 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 Darren & Stephanie Carter against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref 18/00284/F, dated 15 February 2018, was refused by notice dated 25 April 2018.
 - The development proposed is "remove existing garage and conservatory and install new double storey side and front extension complete with single storey porch to front and garden room to the rear".
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. School Road is a residential road comprising late 20th century houses. Along the west side of the road these are mainly semi-detached and of similar size and appearance. The houses are set back from the road and step forward in the vicinity of the appeal property. This and its adjoining neighbour are forward of the houses to the south and the house to the north is significantly further forward.
4. I saw on my visit that a number of houses have been extended through the addition of ground floor front extensions and two storey side extensions. The scale of the ground floor extensions is limited and two storey side extensions are flush with the front walls and roofs of the houses as originally designed.
5. The Council has no objection to the proposed single storey extensions to the front and rear and I see no reason to disagree. The single storey front extension would align with a similar extension to the adjoining house.
6. However the scale of the proposed two storey extension would be substantial in relation to the existing house. It would extend up to the side boundary and project significantly forward of the front wall of the dwelling. It would provide complete new rooms at ground and first floor levels that would be forward of

the main part of the house. The scale and bulk of this extension would far exceed those of other extensions along the road.

7. The front extension would project no further forward than the adjacent house to the north and its visibility would be limited from that direction. However it would be intrusive and dominant as a result of its scale when seen from the south. Its bulk would unbalance the appearance of the existing dwelling and the pair of semi-detached houses. For these reasons it would be discordant and out of character with the established pattern and form of development along the road.
8. In terms of its detailed design the roof forms and window designs would be in keeping with those of the existing dwelling but this does not alter my findings. Policy CS08 of the Core Strategy¹ requires high quality design which responds to the context and character of places. Policy DM15 of the Development Management Policies² requires scale, height and massing to respond sensitively and sympathetically to the local setting. For the reasons given the proposed two storey extension would not respond sensitively and sympathetically to the local setting. The height, scale and massing of the proposal would be unacceptably dominant. For these reasons the proposal would unacceptably harm the character and appearance of the area.

Conclusion

9. I conclude that the appeal should be dismissed.

Nick Palmer

INSPECTOR

¹ King's Lynn & West Norfolk Core Strategy (2011)

² King's Lynn & West Norfolk Site Allocations and Development Management Policies Plan (2016)



The Planning
Inspectorate

3D Eagle Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5536
Customer Services:
0303 444 5000

Email: north1@pins.gsi.gov.uk

www.gov.uk/planning-inspectorate

Ruth Redding
King's Lynn and West Norfolk Borough
Council
Kings Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX

Your Ref: 18/00284/F
Our Ref: APP/V2635/D/18/3203451

24 September 2018

Dear Ruth Redding,

Town and Country Planning Act 1990
Appeal by Mrs Stephanie Carter
Site Address: 22 School Road, Terrington St. John, WISBECH, PE14 7SE

I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at <https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure>.

If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

The Planning Inspectorate cannot change or revoke the outcome in the attached decision. If you want to alter the outcome you should consider obtaining legal advice as only the High Court can quash this decision.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes complete:

https://www.surveymonkey.co.uk/r/Planning_inspectorate_customer_survey

Thank you in advance for taking the time to provide us with valuable feedback.

Yours sincerely,

Deb Smith

Deb Smith

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>