



Appeal Decision

Site visit made on 28 May 2013

by **SP Williamson** MBA Dip TP MRTPI

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

Decision date: 6 June 2013

Appeal Ref: APP/V2635/A/13/2193178

149 Main Road, Clenchwarton, Kings Lynn, Norfolk PE34 4DT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr S Locke against the decision of the Borough Council of Kings Lynn & West Norfolk.
 - The application Ref 12/00929/O, dated 7 June 2012, was refused by notice dated 4 September 2012.
 - The development proposed is 2 No new dwellings with alterations and retention of existing.
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Preliminary Matters

1. The application was submitted in outline, with access, landscaping and layout to be determined at this stage. Full details of alterations to No 149 were included. Details of the elevations of the new dwellings were shown as indicative. I have dealt with the appeal on this basis.
2. The decision notice refers to Policy ENV7 of the East of England Plan. Before the appeal was made an Order revoking the Regional Strategy for the East of England came into force.

Decision

3. The appeal is dismissed.

Main Issue

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

Reasons

5. The proposal seeks to build two detached dwellings on a prominent corner plot that forms part of the garden to No 149 Main Road. The host property is a detached two storey house which sits towards the rear of the plot when seen from Main Road and from Hall Road.
 6. The detached houses and bungalows along Main Road to the east of the appeal site have frontage road and pedestrian access, with a variety of front boundary
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treatments including planting and high fences that impart an urban character along the road. In contrast, the appeal site has an open aspect over a low fence. The public view over this space forms an important transition between the more intensive development to the east and the attractive verdant character to be found to the west, beyond Hall Road.

7. A shared vehicular and pedestrian access from Hall Road would serve the three properties. Works would be undertaken to No 149 to partially re-orientate its layout to face east and west, away from the appeal buildings. The proposed layout would place the new dwellings between No 149 and the Main Road boundary, approximately on a building line consistent with dwellings further east close to the local school. Indicative elevations show rooms facing on to private gardens occupying the space between the dwellings and Main Road, although I note the appellant's contention that in submitting details of the appearance of the dwellings the properties could be made to face the road addressing the Council's concerns in this regard. The western property would have an additional garden area around two retained trees adjacent to Hall Road.
8. Without screening, the gardens would have little privacy from traffic and pedestrians passing by on Main Road; I therefore understand the desirability of the proposed fence along the highway boundary. At 1.65m high the fence would be a dominating feature that would effectively close off the open aspect at this prominent corner. The proposed associated landscaping would not moderate the effect of such an alien feature in a highly visible and sensitive location.
9. I therefore conclude that the layout of the appeal proposal would unreasonably harm the character and appearance of the surrounding area. This is contrary to Policy CS06 of the 2011 Kings Lynn & West Norfolk Local Development Framework – Core Strategy, which seeks to maintain local character, and CS08 which requires that all new development should be of a high quality design. It is also contrary to saved Policy 4/21 of the 1998 Kings Lynn & West Norfolk Local Plan which states that development which damages the appearance of its built surroundings will not be permitted. These policies are consistent with the overarching principle in the National Planning Policy Framework to secure high quality design.
10. It has been put to me that there are no local objections to the scheme, that the new properties would have more privacy than adjacent dwellings and that only the roofs would be visible from the road. However, these matters do not outweigh the concerns expressed above.
11. For the reasons given above I conclude that the appeal should be dismissed.

S P Williamson

INSPECTOR