
Appeal Decision

Site visit made on 7 July 2020

by J Gibson BUEP MPIA

an Inspector appointed by the Secretary of State

Decision date: 21st July 2020

Appeal Ref: APP/R3325/D/20/3248452

Kings Orchard, Kennel Lane, Langport, Somerset TA10 9SB

- 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 Damon Bridge against the decision of South Somerset District Council.
 - The application Ref 19/02127/HOU, dated 23 May 2019, was refused by notice dated 16 January 2020.
 - The development proposed is for construction of 2 storey extension to existing bungalow comprising ground floor kitchen area with 2no bedrooms in pitched roof.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The appellant submitted revised plans of development during the application process for the Council to consider. To remove any doubt, I have determined the appeal based on the proposed plans identified by the Council as forming the basis of their decision.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the host dwelling and surrounding area.

Reasons

4. Kennel Lane is a relatively short and narrow street characterised by detached residential dwellings lining the northern side and a cemetery lining the southern side. The residential dwellings fronting Kennel Lane appear prominent within the street scene due to Kennel Lane sloping significantly down to the west, and the residential properties being elevated above the street level by retaining walls.
5. The appeal site comprises of a single storey detached dwelling with a horizontal gable roof design and a small front extension to one side with a front facing gable roof. The front extension has a lower ridge height than the roof of the host dwelling, maintaining a subordinate appearance. The appeal site appears relatively spacious with a distinct gap between the existing dwelling and the boundary shared with the neighbouring property to the west, visible from the Kennel Lane street scene and from Kennel Orchard Close to the rear.

6. The proposed side extension would exceed both the forward and rear extent of the host dwelling and would introduce a two storey built form which would be level with the ridge height of the existing roof. Consequently, the awkward and unbalanced design of the proposed side extension would appear unsympathetic to the design and scale of the existing host dwelling. The appeal proposal would introduce an oversized built form within the site which would be viewed prominently from both the Kennel Lane street scene and from Kennel Orchard Close to the rear.
7. Whilst I note the appellant's case that the site is of an appropriate size to accommodate a further extension to the host dwelling, I am not satisfied that the appeal proposal is of an appropriate size or design to best compliment the character and appearance of the host building and surrounding area. Likewise, although the proposed roof line of the side extension would not exceed the height of the existing dwelling, it would fail to achieve a subordinate appearance due to the level ridge height and roof design. The suggested lack of objections does not outweigh the harm I have identified.
8. Accordingly, the proposed development would harm the character and appearance of the host dwelling and surrounding area. It therefore conflicts with Policy EQ2 of the South Somerset Local Plan (adopted March 2015) and the "Extensions and alterations to houses – a design guide" Supplementary Planning Document (adopted 2010). These policies seek, amongst other things, to achieve high quality development that promotes local distinctiveness and preserves or enhances the character and appearance of buildings and the district.

Conclusion

9. For the reasons given above I conclude that the appeal should be dismissed.

J Gibson

INSPECTOR