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## Appeal Decision

Site visit made on 7 May 2019

**by Sarah Colebourne MA, MRTPI**

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

**Decision date: 14 May 2019**

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**Appeal Ref: APP/N2535/D/19/3223109**

**54 Rudgard Avenue, Cherry Willingham, Lincoln, LN3 4JG**

- 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 and Mrs D Brocklesby against the decision of West Lindsay District Council.
  - The application Ref 138789, dated 17 December 2018, was refused by notice dated 8 February 2019.
  - The development proposed is the erection of a two storey front domestic extension to form new feature entrance, down stairs living room and enlarged first floor bedroom and the formation of a new dormer window to second bedroom.
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### Decision

1. The appeal is allowed and planning permission is granted for the erection of a two storey front domestic extension to form new feature entrance, down stairs living room and enlarged first floor bedroom and the formation of a new dormer window to second bedroom at 54 Rudgard Avenue, Cherry Willingham, Lincoln, LN3 4JG in accordance with the terms of the application, Ref 138789, dated 17 December 2018, 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 development hereby permitted shall be carried out in accordance with the following approved plans: L-ADD-015-07 Rev B and L-ADD-015-08 Rev A.

### Reasons

2. The appeal site is located on the edge of a modern housing estate of properties which appear to have been built during the 1960's or 70's. Dwellings are a mix of two storey houses, dormer bungalows and single storey bungalows. Whilst the area has a pleasant, spacious character due to the spaces between buildings, their siting behind front gardens and generous grass verges, designs are typical of mass house building in that era and in general there is a high degree of uniformity which adds little interest to the street scene.
3. The appeal dwelling is a dormer bungalow which is tucked away at the end of a cul-de-sac adjacent to open countryside. Other than the side elevation of a property which faces the main part of Rudgard Avenue there are no other dwellings opposite. In the approach from the west along Rudgard Avenue, the dwelling is seen at a distance and as its ridge height is lower than that of the adjacent two storey house it is not dominant in the street scene. Neither is it

prominent in the approach from the south along Rudgard Avenue, being sited around the corner of the cul-de-sac and with houses in the foreground being more dominant in the view. As such, I disagree with the Council that it occupies a prominent position.

4. The proposed two storey extension would have a gabled roof and would extend forwards of the front elevation and across just over half of its width. The roof would project some 8m from the existing ridge but would not be overly dominant or unduly prominent in the street scene due to the discreet position of the property. The matching roof tiles would also help it assimilate sufficiently.
5. The gabled roof form and contemporary design of the proposal differs from that of the surrounding dwellings and I agree with the Council that it would contrast with those. However, the adjacent two storey dwelling has a different form from the dormer bungalow on its other side. In view of this and the discreet position, I am satisfied that the proposed extension would not appear incongruous in the street scene. Moreover, the contemporary style and proposed materials of hardwood timber cladding and off-white render with grey windows and doors would provide some relief and add interest to the dwelling and the street scene.
6. In addition to the standard commencement condition, a condition is necessary requiring that the development is carried out in accordance with the approved plans, in order to provide certainty. A condition requiring matching external materials is unnecessary as the application provides full details of materials which are acceptable.
7. I conclude then that the proposed development is of a high quality design that would positively enhance the character and appearance of the dwelling and the street scene. It would therefore accord with development plan policies LP17 and LP26 in the Central Lincolnshire Local Plan and policy D1 of the Cherry Willingham Neighbourhood Plan which seek to ensure that proposals contribute positively to an area and achieve high quality, sustainable design. It would also accord with the National Planning Policy Framework which has similar objectives. There are no material considerations that justify determining the appeal otherwise and the appeal should be allowed.

*Sarah Colebourne*

Inspector