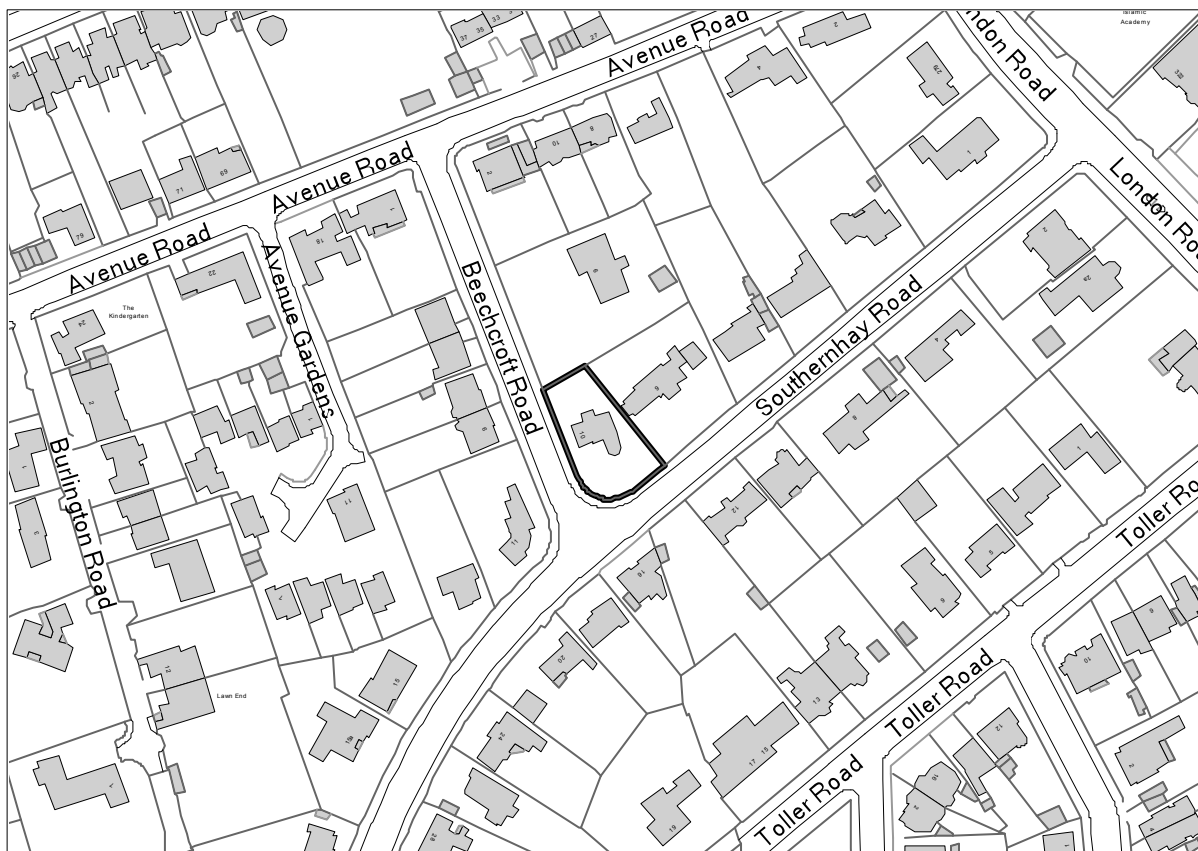


PLANNING INSPECTORATE APPEAL DECISIONS		
20148028A	10 BEECHCROFT ROAD	
Proposal:	SINGLE STOREY EXTENSION AT FRONT OF HOUSE (CLASS C3)	
Appellant:	MRS N HUGHES	
Appeal type:	Planning Householder Appeal	
Appeal received:	17 November 2014	
Appeal decision:	Allowed	
Appeal dec date:	30 March 2015	
GB1	AREA: W	WARD: Knighton



©Crown Copyright Reserved. Leicester City Council Licence 100019264(2015). Ordnance Survey mapping does not imply any ownership boundaries and does not always denote the exact ground features.

Summary

- The appeal site is a house in the Stoneygate Conservation Area.
- The application for an extension and roof alteration was refused on the impact on the conservation area.
- The appeal was allowed.

Location and Site Description

The appeal relates to a residential property in the Stoneygate Conservation Area and covered by an Article 4 area that restricts permitted development rights.

The Proposal and decision

The proposal was for a single storey extension to the front of the dwelling at the eastern elevation, extending 2m to the front and ending just before the porch. The height to the ridge line would have been 3.7m and would have removed part of the mansard roof.

The application was refused on the basis “of the front extension, will remove an important feature of the mansard roof, therefore unbalancing the dwelling that will have a detrimental impact on the appearance of the house and character and appearance of the Stoneygate Conservation Area and therefore contrary to policy CS18 of the Leicester City Core Strategy.”

The applicant appealed on the grounds that the proposal did not remove the mansard roof but simply lowered the pitch of the lower portion of the roof slope.

It was further stated that 10 Beechcroft Road was a newly built home and policy CS18 did not justify refusal. .

Commentary

The Inspector concluded that the proposal did not conflict with the NPPF or policy CS18.

The Inspector acknowledged that the property was sympathetically designed and built to a high standard, making a positive contribution to the character of the Stoneygate Conservation Area. The Inspector concluded that the property was already unbalanced and lacking in symmetry owing to the differently sized windows that were present on either side of the projection.

The Inspector accepted that the massing of the proposal would cause an unbalance to the dwelling but would not be detrimental to the architectural integrity of the building given the sympathetic way in which the roof would be incorporated into the design.

Furthermore, the proposal could only be viewed slightly from Beechcroft Road and would have a natural effect on the character and appearance of the Stoneygate Conservation Area.

This was therefore allowed with conditions.