



Appeal Decision

Site visit made on 18 November 2014

by **A N Roland BSc DipTP MRTPI**

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

Decision date: 26 November 2014

Appeal Ref: APP/Y2736/D/14/2226929

The Croft, Foston, YORK, YO60 7QG.

- 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 Pickard against the decision of Ryedale District Council.
 - The application Ref: 14/00743/HOUSE was refused by notice dated 21 August 2014.
 - The development proposed is erection of two storey side and rear extension to incorporate integral double garage following demolition of existing detached garage and rear extension.
-

Decision

1. The appeal is dismissed.

Main issue

2. The main issue in this appeal is whether the extensions would integrate satisfactorily with the character of the existing dwelling.

Reasons

3. The existing property is a modest detached cottage of some charm. The extension to the side of the dwelling would incorporate a set back in its front wall and taken in isolation, it would appear as a proportionate addition to the host property. However, the proposals also incorporate a full width two storey rear extension with a dual pitched roof. Because of its height, width and particularly its rearward projection, it would to my mind appear as an unwieldy addition to the property, with the net result that the property would appear engulfed in extensions.
4. I take the appellant's point that there are no public views to the rear of the house as it backs onto fields. Nonetheless, the depth of the rear extension would be visible from adjoining houses, as well as from the gaps between the properties along the road frontage. The two storey side extension would add to the impression of the property being subsumed in extensions, notwithstanding my view above that in isolation, it would be proportionate in scale.
5. The appellant points out that the property is unusually small relative to its immediate neighbours to either side, but further afield to the East is another example of a modest detached cottage and part of the charm of historic settlements such as this, is derived from an eclectic mix of styles and size of properties. My attention is also drawn to the fallback position of the demolition

of the dwelling and rebuilding in the manner proposed in this appeal. However, it is unclear to what extent such a proposal would comply with the Council's replacement dwelling policies, if they exist and it is by no means clear that it would receive permission. I therefore attach limited weight to this particular proposition.

6. Overall on the main issue whilst I have no concerns with the detailed design of the extensions, I am nonetheless concerned that their scale would dominate the host property, to the detriment of its character and appearance. The proposal would thus conflict with Policies SP16 and SP20 of the Ryedale Local Plan Strategy which seek to ensure that extensions are appropriate to the character of the host property in terms of amongst other things, their scale.

A Roland

INSPECTOR