

**APPEAL BY MR CHRIS BURKETT AGAINST THE DECISION OF THE COUNCIL TO REFUSE PLANNING PERMISSION FOR AN EXTENSION TO AN EXISTING FRONT PORCH TO CREATE A SUN LOUNGE AT 6 SWEDISH HOUSE, CHAPEL LANE, KNIGHTON**

<b><u>Application Number</u></b>	<b>13/00129/FUL</b>
<b><u>LPA's Decision</u></b>	<b>Refused by delegated powers on 22 July 2013</b>
<b><u>Appeal Decision</u></b>	<b>Dismissed</b>
<b><u>Date of Appeal Decision</u></b>	<b>7 January 2014</b>

The full text of the appeal decision is available to view on the Council's website (as an associated document to application 13/00129/FUL) and the following is only a brief summary.

The Inspector considered the main issue to be the effect of the development on the character and appearance of the area. In dismissing the appeal, the Inspector made the following comments:

- The appeal property is a semi-detached dormer bungalow, constructed from timber, with a tiled roof. It is one of four pairs of such bungalows, which, together, are notable for their Scandinavian chalet-type appearance.
- The appeal property and the other five chalet type dwellings, appear as unique and attractive properties. Whilst there are a number of minor differences between these dwellings, including the detail of the small porches to the front, it was noted that the form and character of each was so similar as to present a distinct sense of uniformity. This uniformity contributes significantly to the attractive semi-rural character of the area, providing a highly distinctive sense of place.
- The appeal property adjoins No 5 Swedish House. Aside from minor details, including slight differences between the porches and the presence of two small roof lights on No 6, the two properties largely mirror the appearance of one another when seen from the public highway to the front.
- The proposal to lengthen the existing porch to the front of the appeal property, to create a sun lounge would introduce a feature of such size and design that it would appear alien in its surroundings. Furthermore, it would unbalance the symmetry between No's 5 and 6 Swedish House.
- In addition to the above, the incongruous nature of the proposal would draw attention to itself due to its location at the front of the appeal property which appears prominently in its surroundings. This would significantly reduce the uniformity of the chalet-type dwellings, which currently makes an important contribution to the area's attractive qualities.
- The appellant, in support of his case, referred to development which has already taken place at No 2 Swedish House. However, it was observed that the property was set back significantly from Chapel Lane and had a different relationship with the surrounding area to that of the appeal property, its adjoining neighbour, and the two pairs of chalet-type dwellings to either side of No 6. Consequently, No 2's contribution to the character and appearance of the area is fundamentally different to that of the appeal property.
- Overall the proposal would harm the character and appearance of the area.

**Recommendation**

That the decision be noted.