The Planning Inspectorate

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Your Ref: PL/2023/10602
Our Ref: APP/Y3940/D/24/3347615

19 February 2025

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by Mr Erik Granvold
Site Address: Newlands, 3 Seend Cleeve, Seend, Wiltshire, SN12 6PS

I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure.

If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

The Planning Inspectorate cannot change or revoke the outcome in the attached decision. If you want to alter the outcome you should consider obtaining legal advice as only the High Court can quash this decision.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes complete:

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Thank you in advance for taking the time to provide us with valuable feedback.

Yours sincerely,

Eloise Molyneaux
Eloise Molyneaux

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Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - https://www.gov.uk/appeal-planning-inspectorate

Planning Inspectorate

Appeal Decision

Site visit made on 6 February 2025

by Alexander O'Doherty LLB (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19th February 2025

Appeal Ref: APP/Y3940/D/24/3347615
Newlands, 3 Seend Cleeve, Seend, Wiltshire SN12 6PS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr Erik Granvold against the decision of Wiltshire Council.
- The application Ref is PL/2023/10602.
- The development proposed is rear first floor sun canopy extension & two front porch extensions for the two front doors.

Decision

1. The appeal is dismissed.

Preliminary Matter

2. It is clear from the Council's decision that its sole objection relates to the rear first floor sun canopy extension. I have no evidence before me to reach a contrary view to the Council in this regard and therefore the consideration of this appeal focuses on the effect of the rear first floor sun canopy extension.

Main Issue

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

Reasons

4. Newlands is a 2-storey detached dwelling with an attractive and mostly uncluttered rear elevation which is visually in-keeping with the nearby dwellings within the residential area of which it forms a part.

5. The proposed sun canopy extension would extend across the full-width of the rear elevation of the main part of Newlands. It would extend outwards from the rear of Newlands by some margin, covering the existing raised patio. It would be supported by tall steel columns. Due to its large scale and prominent placement at first-floor level, the canopy would appear as a disproportionately large and unduly imposing structure on the rear elevation of Newlands. As such, it would not appear as an harmonious addition to Newlands.

6. Due to its proposed placement to the rear of Newlands, it would be unseen in the street scene from the front of Newlands. Nevertheless, I observed that it would be visible from the nearby Public Right of Way found beyond the rear of the site. In any event, its limited visibility from public vantage points would not diminish the harm that the proposed development would cause to the character and appearance of Newlands itself.

7. I therefore find that the proposed development would have an unacceptable and harmful effect on the character and appearance of the host dwelling. It would conflict with part iii. of Core Policy 57 of the Wiltshire Core Strategy (adopted 2015) which provides that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

8. The proposed development would also conflict with paragraph 135 b) of the National Planning Policy Framework (the Framework) which provides that, amongst other things, planning decisions should ensure that developments are visually attractive as a result of good architecture.

Other Matters

9. I acknowledge the desire to improve the liveability and environmental impact of Newlands, but it has not been demonstrated that a less harmful scheme could not achieve the same aims. Moreover, as the benefits of the proposed development would be largely private in nature, they merit little weight in favour or it.

10. Overall, none of the other considerations material to the proposed development indicate that this appeal decision should be taken otherwise than in accordance with the development plan.

Conclusion

11. For the reasons given above, having considered the development plan as a whole, the approach in the Framework, and all other relevant material considerations, I conclude that the appeal should be dismissed.

Alexander O'Doherty

INSPECTOR