
Appeal Decision

Site visit made on 15 July 2019

by Katie McDonald MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th July 2019

Appeal Ref: APP/M2325/D/18/3218843

2 South View, Lytham Road, Lytham St Annes, Lancashire FY8 4ND

- 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 Mrs Monique Rowlands against the decision of Fylde Borough Council.
 - The application Ref 18/0688, dated 28 August 2018, was refused by notice dated 3 December 2018.
 - The development proposed is a single storey rear conservatory.
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Decision

1. The appeal is dismissed.

Main Issue

2. This is the effect of the proposal upon rural housing mix in the countryside.

Reasons

3. The site is a 2 storey semi detached dwelling. It is located in a small hamlet of dwellings in a rural area, designated as countryside in the Fylde Local Plan to 2032 (October 2018) (LP). The dwelling has been previously extended and contains a 2 storey side extension and "L" shaped single storey rear extension.
4. The proposal is for a modest sized conservatory, that would square off the "L" shaped rear extension. Although the proposal would have very little effect upon the character and appearance of the dwelling or area and cause no harm to neighbouring living conditions; Policy H7 of the LP has a two-pronged approach which considers both the size and appearance of the proposal.
5. In terms of the size, Policy H7 states that proposals to extend an existing home in the countryside will be permitted where the extended home is increased in size by no more than 33% calculated in relation to the ground floor area of the original home.
6. The justification for this sets out that from 2003-2016, 51% of completions of rural homes (excluding barn conversions, caravans and apartments) had 4 or more bedrooms. Therefore, the Council considers it vital that the stock of smaller properties in the countryside is maintained, providing more affordable properties and enabling people to downsize, whilst remaining in their local area.
7. The undisputed measurements provided by the Council detail that the proposed conservatory, together with the existing extensions, would have a cumulative

ground floor area greatly exceeding 33%, at around 124%. This would conflict with Policy H7. Additionally, the extra living space provided by the conservatory would further extend the size of the dwelling, creating a larger property. This may also have a consequential effect of making the property less affordable.

8. Therefore, taking account of the previous extensions to the original dwelling, the proposal would have an unacceptable effect upon the rural housing mix in the countryside. This is contrary to Policy H7 of the LP, which seeks to retain the stock of smaller and more affordable properties in rural areas to ensure that there remains a range of property sizes within the countryside.

Conclusion

9. For the reasons set out above, I conclude that the appeal should be dismissed.

Katie McDonald

INSPECTOR