

**Meeting:** Planning and Development  
Committee

**Agenda Item:**

**Date:** Wednesday 3 April 2019

## **INFORMATION REPORT - APPEALS / CALLED IN APPLICATIONS**

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### **1. APPEALS RECEIVED**

1.1 None

### **2. DECISIONS AWAITED**

1.2 None.

### **3. DECISIONS RECEIVED**

3.1 18/00158/FP. 71 Valley Way, appeal against refusal of permission for a two storey side extension to create 1no.one bed terraced dwelling.

#### 3.1.1 Issues

The determining issue relates to the effects of the proposal on the character and appearance of the area.

#### 3.1.2 Conclusions

The Inspector noted that the appeal site is located along a main road within a modern estate. The wide street has grass verges and mature trees contributing to the pleasant open appearance of the area. The row within which the appeal site is located is of distinctive design comprising pairs of dwellings with wide gable fronts with low sloping simple pitched roofs, with recessed flat-roofed side additions linking the pairs.

The Inspector commented that a large side extension had been added to the building which was set back around 4m from the side boundary of the property where it adjoined an access road leading to the Scout activity centre beyond. He noted that this and the verge on the northern side of the access created a gap between the terraces.

The proposed side extension would be added to the existing extension and would fill the gap to the side boundary. The Inspector considered that this would have the effect of significantly reducing the space and openness around the dwelling and noticeably reducing the gap between the two terraces as described above. This would in turn harm the open character and built pattern of the streetscene and result in the flank elevation of the extension appearing prominently within it. The extension would also be sited forward of the previous extension and would have an uncharacteristic

roof design and appearance which would not reflect the proportions or design of the wider terrace.

The Inspector, therefore, concluded the proposal would harm the character and appearance of the area, contrary to the design advice in the Adopted and Emerging Local Plan and the National Planning Policy Framework (The Framework).

Whilst noting the Framework seeks to boost housing supply, development should have regard to the need to respond to local distinctiveness and character. He concluded, as set out above, that the development would not be sympathetic to local character.

### 3.1.3 Decision

The appeal is dismissed (appeal decision attached).