

Appeal Decision

Site visit made on 27 September 2016

by S R G Baird BA(Hons) MRTPI

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

Decision date: 29 September 2016

Appeal Ref: APP/W4223/D/16/3156288

9 Ainsdale Crescent, Royton, Oldham OL2 6AX

- 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 P Bowerman against the decision of Oldham Metropolitan Borough Council.
 - The application Ref HH/338236/16, dated 26 February 2016, was refused by notice dated 17 June 2016.
 - The development proposed is the erection of a 2-storey side extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The effect on the appearance of the area.

Reasons

3. Consistent with the National Planning Policy Framework (Framework), Development Plan¹ Policies 9 and 20 seek, amongst other things, to ensure new development is of a high standard and does not have a significant adverse impact on the visual amenity of the surrounding area. Ainsdale Crescent is located on steeply sloping land where, given a significant change in levels, No. 9 sits substantially higher than No 7. This relationship and the position of No. 9 on the outside of a bend results in it being prominent in the street scene, particularly on the approach from Marlborough Road.
4. In designing the extension, the appellant has attempted to mitigate its impact through a lower ridge line and a set back of the front elevation. However, the 2-storey extension would fill the angled space between No. 9 and the boundary with No. 7. The result would be a substantial and almost blank brick wall on the angle along the common boundary and a roofscape that would look visually awkward. The extension would dominate the street scene and appear incongruous and obtrusive. As such, the proposed extension would have a significant adverse effect on the appearance of this area and conflict with the objectives of the Development Plan and the Framework.
5. For the above reasons and having taken all other matters into consideration, I conclude that this appeal should be dismissed.

George Baird

Inspector

¹ Oldham Local Development Framework, Development Plan Document – Joint Core Strategy & Development Management Policies
