

Appeal Decision

Site visit made on 5 December 2016

by Les Greenwood MRTPI

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

Decision date: 19th December 2016

Appeal Ref: APP/C1950/D/16/3157916

115 Salisbury Road, Welwyn Garden City AL7 3RY

- 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 Manish Myangar against the decision of Welwyn Hatfield Council.
 - The application Ref 6/2016/0830/HOUSE was refused by notice dated 28 June 2016.
 - The development proposed is a side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a side extension in accordance with the terms of the application Ref 6/2016/0830/HOUSE, dated 2 May 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: PL-003, PL-004 and PL-006.
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building, except as otherwise specified in the application.

Main issue

2. The main issue is the effect of the proposal on the character and appearance of the local area.

Reasons

3. 115 Salisbury Road is an end terrace house sitting in a prominent position at the junction of Salisbury Road with a main route, Heronswood Road. This is a predominantly residential area of relatively uniform house types laid out in regular patterns.
 4. This junction, like others in the area, is fairly spaciouly laid out, with the 8 nearest houses all set well back from the corner in a regular arrangement. These houses are similar in design and none have been extended to the side. Although this does create a degree of symmetry around the junction, I do not consider this to be of overriding importance here. The houses, though
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attractively designed and laid out, do not have such a degree of formality that some change cannot be accommodated.

5. The Council's Supplementary Design Guidance (SDG) advises that extensions must not reduce the space around the dwelling to such an extent that the dwelling looks cramped on its site: the spacing of buildings adjacent to and in the locality of the site should be reflected. The proposed extension would be modest in scale, leaving ample space within this wide-frontage plot. The resulting building would not crowd the side boundary, the next house or the street.
6. The Council raises no objection to the detailed design of the proposed extension, which would respect the form and detailing of the house including its distinctive dual-pitched gambrel roof. The extension would be modest in width and would be both set down from the main roof and set back at the front. It would therefore be clearly articulated from the original house and subsidiary to it in scale and siting. This accords with the SDG's further advice that extensions should be designed to complement and reflect the design and character of the dwelling and be subordinate in scale.
7. The clear articulation of the extension from the house would ensure that it would not interfere with a reading of the original layout. This well-designed extension would add visual interest through limited variation.
8. I conclude that the proposal would not harm the character or appearance of the local area. It would therefore accord with the aims of Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the SDG, to secure high quality design that respects and relates to the character and context of the area.
9. I impose a condition specifying the relevant plans to provide certainty. The use of matching materials, except for specified changes, is necessary to protect the character and appearance of the house and the area.
10. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should succeed.

Les Greenwood

INSPECTOR