
Appeal Decision

Site visit made on 6 December 2016

by Louise Nurser BA (Hons) Dip UP MRTPI

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

Decision date: 22nd December 2016

Appeal Ref: APP/U3935/D/16/3159648

21 Greywethers Avenue, Old Town, Swindon SN3 1QG

- 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 Lee Mc Mullen against the decision of Swindon Borough Council.
 - The application Ref S/16/0799/JROD, dated 4 May 2016, was refused by notice dated 1 July 2016.
 - The development proposed is two storey extension.
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Decision

1. The appeal is allowed and planning permission is granted for two storey extension at 21 Greywethers Avenue, Old Swindon, Swindon SN3 1QG in accordance with the terms of the application, Ref S/16/0799/JROD, dated 4 May 2016, and the plans submitted with it subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan 1:1250 – S/16/376-LP and S/16/376-01.
 - 3) No development shall commence until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved samples.

Main Issue

2. The Council raises no objection to the rear extension of the proposed development. I therefore focus exclusively on the front of the property, to which it objects. The main issue is therefore the effect of the proposed extension on the character and appearance of the host dwelling and the surrounding streetscape.

Reasons

3. The host property is a previously extended dwelling which lies within a suburban streetscape made up of a variety of traditionally built and extended
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detached dwellings. The housing is set around a small area of open space, which together with the generous front gardens results in a feeling of spaciousness in the quiet established neighbourhood. In common with many nearby properties, some of which have subsequently been extended and altered, it retains its original hipped roof construction with a bay window which projects to the front of the property, with a catslide roof that finishes above the front door and entrance hall window, and a stepped wall feature over the garage.

4. The proposed extension would extend the ridge line of the roof to enable a hip roof to be built which would replicate the pitch, design, and eaves level of the roof over the original bay. The extension would clearly alter the appearance of the host property. However, as the proposed development would substantially mirror the roof scape of the host property, and would be constructed in matching materials it would not detract from the character or appearance of the host property. Indeed, the proposed two storey element of the property would act as a visual balance to the existing extension to the other side of the property and would result in the front door and hall window appearing more central. It would also retain the integrity of the catslide roof.
5. I note that a number of properties have been altered to include a dormer within the catslide roof. However, whilst this may be a design solution it is not necessarily the only means of successfully extending such properties.
6. Consequently, I conclude that the proposed development would not result in a dominant or discordant form of development and would be in keeping with the wider streetscape which is characterised by a number of altered and extended properties. It would therefore accord with Policy DE1 of the Swindon Borough Local Plan 2026 adopted 2015, which requires development to be of high quality and the Residential Extension and Alteration Supplementary Planning Document adopted 2011 and the objective of the Framework to seek to secure high quality design.

Conditions

7. I have imposed conditions relating to the commencement of development and the details of the approved plans for the avoidance of doubt and in the interests of proper planning. A condition requiring that materials match those of the existing dwelling is necessary to ensure a satisfactory appearance.

Conclusion

8. For the reasons given above the appeal should be allowed.

L. Nurser

INSPECTOR