

Appeal Decision

Site visit made on 23 January 2017

by Jonathan Price BA(Hons) DMS DipTP MRTPI

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

Decision date: 2nd February 2017

Appeal Ref: APP/U4610/W/16/3163308

177 Wyken Croft, Coventry CV2 3AE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr D S Sandhu against the decision of Coventry City Council.
 - The application Ref OUT/2016/1106, dated 18 April 2016, was refused by notice dated 7 July 2016.
 - The development proposed is outline application for additional dwelling.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The application was made in outline with reserved matters approval sought for access, layout and scale. Although no elevational details have been provided the layout gives a clear indication of scale as the dwelling would be attached to the existing house and extend at the same width, with accommodation provided over three floors, including living space within the roof. I have dealt with the appeal on this basis.

Main Issue

3. The main issue in this case is the effect of the proposal on the character and appearance of the area.

Reasons

4. The dwelling proposed would be attached to the side of No 177; the southernmost dwelling within a row of eight evenly-arranged, similarly-sized semi-detached houses fronting onto Wyken Croft between its junctions with Blackberry Lane and Armscott Road. On the opposite side of Wyken Croft is an isolated church set on the edge of a large expanse of parkland stretching to the east.
 5. No 177 occupies a corner plot at the junction with Armscott Road and its grassed side garden is unenclosed and contains a mature tree. This existing side garden, along with a wider parcel of greenspace on the other side of Armscott Road, contributes to the pleasant open set-back of the housing around and to the west of this junction, which is generally built to a tight grain, with short terraces of two-storey dwellings.
 6. Although the proposed dwelling would be only slightly wider than a side extension already permitted at No 177, and a significant area of the grassed
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area to the side would still remain, this scheme would nonetheless erode the open setting of the housing around this prominent corner site and, by creating a short terrace of three dwellings, give an unbalanced appearance to the host dwelling, which is currently one of a series of matching semi-detached houses.

7. For these reasons the proposal would be visually incongruous and materially harm the open character and satisfyingly coherent appearance of the street-scene within this residential area. The resulting development would therefore be contrary to the aims of saved Policy BE2 of the Coventry Development Plan 2001 (DP) which requires high quality urban design whereby new development should enhance the townscape.
8. There would also be conflict with the objectives of DP saved Policy H4, which requires alterations to residential properties to respect local character and the area's street-scene, and those of saved Policy H12, which seek a high standard of design for new housing, recognising existing site features and the relationship between buildings and spaces.
9. These policies are consistent with the objectives of the National Planning Policy Framework, and in particular its principles to always seek to secure high quality design which takes account of the different roles and character of different areas.

Conclusion

10. For the above reasons, having taken into account all other matters raised, I conclude that this appeal should be dismissed.

Jonathan Price

INSPECTOR