

Appeal Decision

Site visit made on 14 February 2017

by JP Sargent BA(Hons) MA MRTPI

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

Decision date: 27 February 2017

Appeal Ref: APP/C4615/D/3164872

12 Pine Walk, Wollescote DY9 7JN

- 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 & Mrs M Orme against the decision of Dudley Metropolitan Borough Council.
 - The application Ref P16/1312, dated 21 September 2016, was refused by notice dated 26 October 2016.
 - The development proposed is 2 storey side/rear and side dormer roof extension.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. Pine Walk is a short residential cul-de-sac. It is lined by pairs of 2-storey semi-detached houses, with bungalow-style properties and a detached dwelling by its turning head. The semi-detached houses take 2 forms: 2 of the pairs were built with 2-storey side gable walls while the other 4 pairs, which include the appeal property, were termed 'Mucklow' style houses by the parties and initially had catslide roofs on their side elevations running down to eaves level on the ground floor.
 4. Over the years the properties have undergone various alterations, but despite these the semi-detached houses still maintain their original form and character and this gives the road a certain unity in its appearance. The one exception to this is No 5, which was built as a 'Mucklow' house but where the catslide roof has been changed to a 2-storey hip. However, these works are concealed to some degree as this property is set back behind its non-adjointing neighbour. Moreover, they also respect the semi-detached houses in the road that are not of the 'Mucklow' style. Therefore their impact is not sufficient to undermine the character of Pine Walk to any appreciable extent.
 5. The road also has an openness caused by the deep front gardens on the west side especially, and by the views beyond that are possible past the catslide roofs and over the bungalow-style properties. To my mind this openness, when taken with the unity of the designs, results in the cul-de-sac having an attractive, pleasing character.
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6. The works now before me would not be apparent when approaching from the south as they would be tucked down the side. In those views the catslide form would therefore be maintained.
7. However, what is now proposed would be clearly apparent when opposite No 12, when using the turning head adjacent or from some of the bungalow-style properties around. To my mind the location of the works would therefore not be secluded.
8. From those points I consider the extension on the side roof would not sit within the roof slope as a subservient element. Instead, it would be apparent that it rose off the side wall, while its scale and design would be unduly bulky and dominant. The 2-storey rear extension would also be a discordant addition due to its scale and its front gable, while together the works would disrupt views through to the sky and so erode the sense of openness created by the gap between the Appellants' house and the property next door. For these reasons the scheme would relate poorly to the existing dwelling and would adversely affect the pleasing nature of Pine Walk.
9. Although concern has also been raised about the shadowing effect of the development on the neighbour's solar panels, based in the information before me I am not satisfied that is a reason to resist the scheme.
10. Accordingly I conclude the development would fail to preserve the character or appearance of the area, thereby conflicting with Policy ENV2 in the *Black Country Core Strategy* and Policies DD1 and DD4 in *The Dudley Borough Unitary Development Plan*, which together require development to safeguard the character and appearance of the area and the local distinctiveness among other things.

J P Sargent

INSPECTOR