

Appeal Decision

Site visit made on 21 March 2017

by Thomas Hatfield BA (Hons) MA MRTPI

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

Decision date: 5th April 2017

Appeal Ref: APP/W4223/D/17/3166404
38 Taylor Street, Chadderton, OL9 9HH

- 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 Ali against the decision of Oldham Metropolitan Borough Council.
 - The application Ref HH/339139/16, dated 14 September 2016, was refused by notice dated 9 December 2016.
 - The development proposed is described as "proposed 2 storey extension to gable of property fronting Taylor Street".
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance the host property and the wider area.

Reasons

3. The appeal property is an end terrace dwelling on the western side of Taylor Street. The property faces northwards and its side gable fronts onto the street.
 4. Taylor Street is characterised by a strong building line along most of its length. At present, the orientation of No 38 is broadly consistent with the building line established by the terraced properties to the south. However, the proposal would extend the property out into the street beyond this building line. This would create a visually prominent extension that would appear incongruous in the local context.
 5. Whilst I do not consider that the extension would dominate or be overbearing to the host property, that does not negate the harm I have identified in relation to the wider area.
 6. For these reasons, I conclude that the development would unacceptably harm the character and appearance of the area. It would therefore be contrary to Policies 9 and 20 of the Oldham Joint Core Strategy and Development Management Policies Development Plan Document (2011). These policies seek to ensure, amongst other things, that new development is well designed and does not have a significant adverse impact on the visual amenity of the area.
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It would also be at odds with the National Planning Policy Framework which promotes good design.

Other Matter

7. Whilst I note the appellant's concerns regarding initial indications the Council may have given regarding a favourable outcome, I have determined the appeal on its merits taking account of both party's submissions.

Conclusion

8. For the reasons given above I conclude that the appeal should be dismissed.

Thomas Hatfield

INSPECTOR