
Appeal Decision

Site visit made on 4 April 2017

by S R G Baird BA(Hons) MRTPI

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

Decision date: 19th April 2017

Appeal Ref: APP/N2345/D/16/3158972

24 Stanleyfield Road, Preston, Lancashire PR1 1QL

- 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 Yunus Patel against the decision of Preston City Council.
 - The application Ref 06/2016/0589, dated 16 May 2016, was refused by notice dated 11 August 2016.
 - The development proposed is the erection of a 2-storey and a single-storey extension to the rear of the dwelling.
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Decision

1. The appeal is dismissed.

Main Issue

2. The implications for neighbours' living conditions with particular reference to outlook, daylight and sunlight.

Reasons

3. Development Plan¹ Policies AD1 (a), H8 and D13 and guidance contained in a Supplementary Planning Document² seek to ensure that house extensions do not unacceptably affect the living conditions of residents of nearby properties. Whilst I note that the adjoining dwelling, No. 23 Stanleyfield Road, is currently unoccupied and may not have been occupied for some time, there is nothing in the evidence or from what I saw to suggest that it is uninhabitable.
4. The proposed 2-storey extension would fill the gap between the rear wall of the existing 2-storey outrigger and the rear boundary wall. In addition the proposal includes a single-storey extension with a mono-pitched roof running along the rear boundary filling the gap between the proposed 2-storey extension and the boundary wall with No. 23. Given the limited separation to the adjoining property (No. 23), the height, projection and massing of the proposed 2-storey/single-storey extension in combination with the existing outrigger would appear unacceptably dominant and overbearing when viewed from the rear habitable room windows and rear yard of that property. Moreover, the proposed extensions would be located to the east of No. 23 and would result in a reduction in daylight and morning sunlight to the rear yard/habitable rooms of No. 23. The rear aspect of these dwellings is

¹ Preston Local Plan 2012-26, Site Allocations & Development Management Policies and Preston Local Plan adopted 2004.

² Residential Extensions & Alterations.

dominated by the Noor Street Mosque, which, in my view, would exacerbate the unacceptable effects the proposal would have.

5. In coming to the above conclusions, I am aware that a broadly similar 2-storey/single-storey rear extension was permitted by the lpa at No. 20 Stanleyfield Road. That extension has been built and its presence was drawn to my attention at the site visit. However, there are material differences to the case before me in that No. 20 is at the end of the terrace and there are no dwellings immediately adjoining to the east. Accordingly, that permission does provide a precedent that should be followed in the case before me.

Conclusion

6. For the above reasons and having taken all other matters into account, I conclude that the proposed extension would have an unacceptable effect on the living conditions of the occupiers of No. 23 Stanleyfield Road through being overbearing and dominant and through a loss of daylight and sunlight. As such the proposal would be in conflict with the development plan. Accordingly, the appeal is dismissed.

George Baird

Inspector