

Appeal Decision

Site visit made on 27 April 2017

by N McGurk BSc (Hons) MCD MBA MRTPI

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

Decision date: 11th May 2017

Appeal Ref: APP/Y3425/D/17/3170260

33 Claremont Road, Eccleshall, Stafford, ST21 6DP

- 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 and Mrs Laing against the decision of Stafford Borough Council.
 - The application Ref 16/25366/HOU, dated 5 December 2016, was refused by notice dated 25 January 2017.
 - The development proposed is a first floor side extension over existing ground storey comprising first floor master bedroom with en suite and further bedroom to first floor and internal alterations to ground floor.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is a two storey link-detached dwelling. It is located in a prominent position, at the corner of Linacre Road and Claremont Road, in a residential area, characterised by similar detached, link-detached and semi-detached two storey dwellings, along with detached bungalows.
 4. Houses in the area tend to be set back from the road behind short front gardens and/or parking areas, with larger gardens to the rear. Whilst development is relatively dense, the presence of these garden areas provides for a sense of spaciousness and softens the impact of built form, to the benefit of the area's character.
 5. During my site visit, I observed that, whilst many houses have been altered and/or extended, such changes tend to appear in keeping with their surroundings. I also noted that, in the area around the appeal property, a similarity in built form, most notably from the presence of similar gabled roofs, provides for an attractive sense of uniformity.
 6. The appeal property faces onto Claremont Road and is separated from Linacre Road by a narrow side garden. It has a ground floor extension to the side, the
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low roof and modest scale of which appears balanced with the single storey porch and garage to the other side of the dwelling.

7. The proposed development would add a substantial first floor extension above the ground floor side extension. I find that the height and scale of the development proposed, in combination with its proposed roof-scape, comprising a hipped roof with a projecting gable end to the front, would result in an unduly bulky extension that would draw attention to itself as an incongruous feature, out of keeping with the attributes of the area identified above.
8. Furthermore, the proposal would, due to its scale and form, introduce an awkward sense of imbalance between a dominant extension to one side and the modest original qualities of the dwelling to the other. Consequently, the proposal would fail to comprise a sympathetic addition to the host property.
9. The harm arising from the above would be exacerbated due to the appeal property's prominent position in its surroundings. The proposal would draw attention to itself as a large and incongruous extension, leading it to dominate its surroundings as an intrusive built feature. This would be to the detriment of the spacious and uniform qualities of the area and would not be mitigated, to any significant degree, by the presence of the hedge along Linacre Road.
10. Taking all of the above into account, I find that the proposed development would harm the character and appearance of the area. This would be contrary to the National Planning Policy Framework and to Policy N1 of The Plan for Stafford Borough (2014), which together amongst other things, protect local character.

Conclusion

11. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR