
Appeal Decision

Site visit made on 23 May 2017

by Richard S Jones BA (Hons) BTP MRTPI

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

Decision date: 25 May 2017

Appeal Ref: APP/D1835/D/17/3170177

Symphony, Northwick Road, Bevere WR3 7RF

- 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 Stephen Delevante against the decision of Worcester City Council.
 - The application Ref P16E0487, dated 27 September 2016, was refused by notice dated 29 November 2016.
 - The development proposed is a single storey side extension and detached car port with log store.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site forms one of a pair of detached chalet style bungalows linked by single garages. The dwellings are set back from the road with attractive front gardens. In combination they positively contribute to the character and appearance of the area and to local distinctiveness.
 4. The Council has not raised concern regarding the proposed side extension and I find no reason to take a contrary position. However, the detached car port and log store would be a substantial structure which would be prominently positioned in front of the dwelling. As a consequence the principal elevation of the bungalow would be dominated and partly obscured by the development. Moreover, because the front boundary is open the development would be highly visible from outside the site and in approaching views from the north where it would be seen as an incongruous and visually obtrusive feature.
 5. I fully accept that there is a variety to the design of the dwellings in the area of the appeal site and that there are a number of dwellings which have their garaging forward of their main front building line. However, unlike those properties, the appeal site forms part of a pair which displays a strong degree of symmetry. This would be substantially lost by the appeal proposal.
 6. I therefore conclude that the proposal would be harmful to the character and appearance of the area, contrary to Policy SWDP 21 of the South
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Worcestershire Development Plan, which expects, amongst other matters, all development to be of a high design quality.

7. It follows that I also find conflict with paragraphs 17, 61 and 64 of the National Planning Policy Framework, which require high quality design that takes opportunities available for improving the character and quality of an area.

Other matters

8. The Council does not raise concern regarding the effect of the proposed development on the living conditions of the occupiers of neighbouring properties and I find no reason to disagree. However, the absence of harm is a neutral matter in the planning balance which cannot weigh in favour of the appeal proposal.

Conclusion

9. For the reasons explained, and taking all other matters into consideration, I conclude that the appeal should be dismissed.

Richard S Jones

INSPECTOR