

Appeal Decision

Site visit made on 25 May 2017

by N McGurk BSc (Hons) MCD MBA MRTPI

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

Decision date: 02 June 2017

Appeal Ref: APP/J3720/D/17/3172130

37 Manders Croft, Southam, CV47 0HZ

- 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 Haywood against the decision of Stratford-on-Avon District Council.
 - The application Ref 16/04010/FUL, dated 14 December 2016, was refused by notice dated 8 February 2017.
 - The development proposed is new bay window and roof structure to principle elevation forward of the build line, single storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for new bay window and roof structure to principle elevation forward of the build line, single storey rear extension at 37 Manders Croft, Southam, CV47 0HZ in accordance with the terms of the application, Ref 16/04010/FUL, dated 14 December 2016, subject to the conditions set out in the attached schedule.

Procedural Matter

2. The Council has not raised any objection to the single storey rear extension proposed. Consequently, this decision letter focuses on that part of the proposal relating to the principal elevation of the appeal property.

Main Issue

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

Reasons

4. The appeal property is a semi detached, two storey, red brick property, located at the end of a small cul-de-sac. The property forms part of a modern housing estate, characterised by two storey detached, terraced and semi detached dwellings.
 5. During my site visit I observed that, rather than appear prominently, as suggested by the Council, the appeal property is located in a "tucked away" position, at the end of a small cul-de-sac. The Council acknowledges the dwelling's "corner" position and whilst the cul-de-sac rises in height as one approaches the appeal property, its end, or corner position means that the
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property does not appear prominent in its surroundings, but is partly hidden from view.

6. Also during my site visit, I observed that the front elevations of dwellings along the cul-de-sac, including the appeal property, appear somewhat plain, with some minor detailing to brickwork but little else in the way of distinguishing, or locally distinctive features. The overall effect is of a simple, if unremarkable, uniformity of appearance.
7. The proposed development to the front elevation would comprise a new bay window and a canopy. I find that it would add architectural interest to a somewhat plain façade and that this would not detract in any way from local character. The proposed canopy is relatively slim and would appear neither bulky nor incongruous. Rather, it would neatly draw together the proposed bay window and porch element, providing for a modest front gable of attractive appearance, albeit, tucked away at the top of the cul de sac.
8. Whilst I note that the Council's "Extending Your Home" document states that "porch roofs should not normally be linked to bay windows...as this is not a traditional design feature in most areas of the District..." the appeal property and surrounding dwellings appear as modern, rather than traditionally designed dwellings, and I find that they appear to draw from few, if any, from locally distinctive or local traditional design features. No examples of any such features are provided by the Council.
9. Further to the above, the distance between this gable and that of the adjoining property, together with a change in levels, the corner location of the appeal property and the significant projection of each gable, means that no significant harm would arise in respect of any loss of symmetry between the two properties.
10. Taking all of the above into account, I find that the proposal would not harm local character and would not be contrary to the National Planning Policy Framework, to Stratford-on-Avon Core Strategy policies CS.9 and CS.20, or to the Council's District Design Guide, which together amongst other things, seek to protect local character.

Conditions

11. I have considered the conditions suggested by the Council against the six tests set out in paragraph 206 of the Framework. A condition relating to the relevant plan is necessary for the avoidance of doubt and in the interest of proper planning.
12. A condition controlling materials is necessary to protect local character.

Conclusion

13. For the reasons given above, the appeal succeeds.

N McGurk

INSPECTOR

**Schedule of Conditions attached to
Appeal Decision APP/J3720/D/17/3172130
37 Manders Croft, Southam, CV47 0HZ**

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plan: 311-100 Rev A.
 - 3) The materials to be used in the external surfaces of the building shall match those used in the existing building.
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