



Appeal Decision

Site visit made on 6 June 2017

by M Aqbal BA (Hons) DipTP MRTPI

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

Decision date: 6 July 2017

Appeal Ref: APP/D1835/D/17/3171359

9 Croome Road Worcester Worcestershire WR2 4PL

- 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 James Finnegan against the decision of Worcester City Council.
 - The application Ref P16C0353, dated 17 June 2016, was refused by notice dated 4 January 2017.
 - The development proposed is two storey side/rear and single storey front extensions.
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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 living conditions of the occupiers of 11 Croome Road with regards to outlook.

Reasons

Living conditions

3. The rear elevation of No 11 is broadly in line with the principal rear elevation of No 9. The proposed two storey side/rear extension would project back approximately 4m along the side of No 11. It would also be approximately 8m in height to the ridge. The proposed side/rear extension would be in line with the existing side elevation at ground floor and would be set in from the boundary at first floor level and incorporates a hipped roof design.
 4. However, because of its siting, close to the boundary with No 11, and scale in terms of depth and height, the proposed extension would result in a substantial side elevation. Notwithstanding the proposed dentil course detail and the setting back of the first floor, the side elevation would predominantly comprise a large expanse of brickwork, with minimal articulation. This would be unduly overbearing when viewed from the rear garden and patio areas of No 11. Consequently, the proposed extension would have a harmful impact on the living conditions of the occupiers of No 11, in respect of their outlook. Therefore, the proposed development would conflict with the aims of Policy 21, of the South Worcestershire Development Plan (SWDP), which requires all new development to provide an adequate level of outlook and not be unduly overbearing, in the interests of 'neighbouring amenity'. The proposal would also fail
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to accord with the aims of the National Planning Policy Framework, which seeks to secure high quality design and to safeguard the amenity of neighbours.

5. I accept that the proposal complies with some relevant aspects of the Council's Supplementary Planning Guidance No 3 'Residential Design Guide'. However, while the guidance is a material consideration, compliance with it does not, in itself, demonstrate that the development is satisfactory in all respects. In this case, taking into consideration the specific circumstances of this proposal, the development would be harmful, for the reasons already given.
6. Furthermore, in my judgement, the limited benefits of improving existing housing stock and generating economic activity do not outweigh the harm I have identified.

Other Matters

7. The appellant has referred me to other extensions to dwellings in Croome Road. However, I have no detailed information in respect of these. In any event, each proposal is considered on its individual merits. Therefore, the presence of other extensions in the vicinity of the appeal site does not affect my decision.

Conclusion

8. For the reasons set out above, and having regard to all matters raised, the appeal is dismissed.

M Aqbal

INSPECTOR