

Appeal Decision

Site visit made on 17 July 2017

by Jameson Bridgwater PGDipTP MRTPI

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

Decision date: 28th July 2017

Appeal Ref: APP/Z3445/D/17/3176983

2 Robinson Close, Tamworth B79 8LY

- 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 Messrs Eugene and Peter Tigue and Geddes-Smith against the decision of Tamworth Borough Council.
 - The application Ref 0167/2017, dated 11 April 2017, was refused by notice dated 19 May 2017.
 - The development proposed is described as 'single story rear and first floor side extension to dwelling house'.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in the appeal is the effect of the proposal on the character and appearance of the area.

Reasons

3. Robinson Close is part of a larger residential estate that is characterised by its coherently developed built form. Properties in the area have largely retained their original gable fronted elevations, ensuring a uniform street scene with a strong architectural rhythm; this is a key component part contributing to the local distinctiveness of the area. The appeal property is a two-storey detached house, which is prominent in the street scene, due to its location at the junction of Robinson Close and Roman Way.
 4. It is common ground that the appellants' proposed first floor side extension would result in an increase in the overall height of the host dwelling. However, whilst I accept that the proposal is domestic in scale, based on the evidence before me and my on-site observations the proposed increase in the overall height of the host dwelling would in this site specific location be at odds with the established uniform roofscape in the area. Consequently, the increase in the overall height of the host dwelling would result in an incongruous addition when compared to the established street scene that would materially harm the character and appearance of the area.
 5. Having come to the conclusions above, the proposal would therefore be in conflict with Policy EN5 of the Tamworth Borough Council Local Plan 2006-2031 which seeks amongst other things to ensure that development would be
-

compatible with and contribute to the distinctive character of the area in which it is located.

Other considerations

6. The appellants have stated in their appeal statement that their planning application was not dealt with objectively by the Local Planning Authority. However, I have no substantive evidence before me that would support this assertion.

Conclusion

7. For the above reasons and having regard to all other matters, I conclude that the appeal should be dismissed.

Jameson Bridgwater

INSPECTOR