



Appeal Decision

Site visit made on 15 August 2017

by Katie McDonald MSc MRTPI

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

Decision date: 18th August 2017

Appeal Ref: APP/B2355/D/17/3175845

7 Grange Avenue, Rawtenstall, Rossendale BB4 7SA

- 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 Mrs Rena Begum against the decision of Rossendale Borough Council.
 - The application Ref 2016/0274, dated 29 June 2016, was refused by notice dated 24 March 2017.
 - The development proposed is a single storey wrap around extension with second storey to rear.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development upon the living conditions of 14 and 16 Grange Road.

Reasons

3. The property is a two storey semi-detached dwelling located in a suburban residential area. The proposal is for a single storey side and rear extension and a first floor rear extension, along with demolition of the garage. The Council raises no issues with regard to the design or facing materials and I see no reason to disagree.
4. To the south of the site lies 14 and 16 Grange Road, a pair of semi-detached dwellings whose rear elevations face the side of 7 Grange Avenue. Habitable rooms are contained within the rear elevations of Nos 14 and 16, and the dwellings are sited approximately 40cm below the ground level of No 7, the boundary defined by a timber panel fence.
5. The single storey side extension would replace a smaller structure to the side. However, the proposal would be significantly larger in scale, both in its depth and length. It would create an elongated, bulky structure to the rear of Nos 14 and 16, the impact exacerbated by the change in land level and projection to the rear. Whilst the roof is designed to pitch away from the neighbouring dwellings; I find that the length, height and close proximity would cause a substantial sense of dominance when viewed from the rear ground floor windows and modest rear gardens of Nos 14 and 16, adversely affecting their outlook.

6. The first floor rear extension would continue the existing flank wall, projecting approximately 2.4m from the rear elevation. The separation distance would be below that advocated in the Alterations and Extensions to Residential Properties Supplementary Planning Document (June 2008) (SPD). I recognise that the substandard relationship already exists; however the extension would lengthen the existing structure, increasing its mass and having a subsequent overbearing effect upon the outlook of No 14.
7. Owing to its location, I find that the demolition of the garage would not sufficiently mitigate the impact of the proposal.
8. Consequently, I find that the proposal would cause harm to the living conditions of 14 and 16 Grange Road. Policies 1 and 23 of the Core Strategy Development Plan Document: The Way Forward (November 2011) do not seek to protect living conditions and so attract very limited weight in this case. However, I have determined the application having regard to the advice in the SPD and the National Planning Policy Framework, namely the need to secure a good standard of amenity for all existing occupants of buildings.

Other Matters

9. The appellant's agent has referred to the extension at 9 Grange Avenue and other appeals in England. I find the circumstances for No 9 entirely different to those before me. Furthermore, I cannot see any material similarities between the appeals cited and this appeal before me. In any event, each proposal falls to be considered on its own particular merits and that is what I have done here.
10. I have taken account of the appellant's requirement for additional space for her family. I have considered this in the balance of my assessment, but it does not outweigh my findings in respect of living conditions.

Conclusion

11. Having had regard to all other matters raised, and for the reasons above, I conclude that the appeal should be dismissed.

Katie McDonald

INSPECTOR