

Appeal Decision

Site visit made on 26 September 2017

by F Rafiq BSc (Hons), MCD, MRTPI

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

Decision date: 16 October 2017

Appeal Ref: APP/G4620/D/17/3180556

33 Kyngston Road, West Bromwich, B71 4DX

- 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 J Sandhar against the decision of Sandwell Metropolitan Borough Council.
 - The application Ref DC/17/60524 dated 13 April 2017 was refused by notice dated 7 July 2017.
 - The development proposed is a two and single storey side extensions.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property consists of a detached dwelling which is situated in a residential area. The area contains a variety of dwellings including detached and terraced properties which are two and three storeys in height. Many of the properties face areas of open space and some have a dual aspect on to different frontages. The buildings have a generally simple form although the detailing that is present around doors and windows make a positive contribution to the pleasant and open character of the area.
 4. The proposal includes a single storey extension facing the footpath to the north of the site. This would extend across most of this elevation covering the main entrance and also the window on this side of the property that serves the living room. Other than velux roof-lights, the extension would not have openings on the northern elevation and would present a long blank façade at ground floor level. I note the difference in levels and the presence of the hedgerow but the front elevation is clearly visible from the public footpath. The obscuring of the original detailing and the blank fenestration of this element of the proposal, notwithstanding the door to the porch extension being visible from the road and driveway, would have a harmful effect on the character and appearance of the property and the area.
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5. The appeal application also seeks consent for a part two and part single storey extension which would be situated on part of the parking area leading to the current garage. The two-storey extension would not be set down from the roof of the existing house and would fail to have a subservient relationship to it and appear as an unsympathetic addition in terms of its scale.
6. I therefore conclude that the proposal would have a harmful effect on the character and appearance of the host property and the area. It would be contrary to Policy ENV3 of the Black Country Core Strategy and Policy SAD EOS 9 of The Site Allocations and Delivery Development Plan Document, which seek, amongst other matters, high quality design.

Other Matters

7. The Council have also raised concerns in relation to the lack of natural surveillance. Whilst views that are currently possible from the ground floor of the dwelling would be reduced, this would only be over a short length the public footpath as views from the kitchen / dining room and from the open area to the west of the host building would still be possible. I do not therefore consider that there would be any harm arising from the reduction in surveillance.
8. Reference has been made to the appeal proposal setting a precedence for other properties. I am however determining this appeal on its own merits and any future application or appeal on other sites would also be considered on their own circumstances.

Conclusion

9. For the reasons given above and having taken into account all other matters raised, including the reference to the footpath being used by a limited number of people and visitors to the property arriving from Kyngston Road, I conclude the appeal should be dismissed.

F Rafiq

INSPECTOR