The Planning Inspectorate

Appeal Decision

Site visit made on 18 June 2019

by R Cooper BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 9th July 2019

Appeal Ref: APP/W4223/D/19/3226395
8 Ringwood Way, Chadderton OL9 6SN

- 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 B Ali against the decision of Oldham Metropolitan Borough Council.
- The application Ref HH/342826/19, dated 24 January 2019, was refused by notice dated 25 March 2019.
- The development proposed is a two storey extension and part single storey extension to rear.

Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site at 8 Ringwood Way, is a semi-detached dwelling, set within a row of residential properties all sharing a similar appearance, characterised by gabled roofs pitched front to back, with a well-defined uniform ridgeline along the street. The orientation of the dwellings is unique, as they have separate pedestrian access serving the frontages and a vehicle access road to the rear, resulting in the rear of the properties being visible from the street.

4. Because of the orientation of the property, the rear extension would be seen from public vantage points along Ringwood Way, and views taken from the road at the junction with Garforth Street. It would also appear prominent when seen from neighbouring properties.

5. A distinctive feature of the street scene is the uniformity in the appearance of the pitched roofs. The introduction of a flat roof at first floor level would be at odds with this uniformity. It would appear as an irregular addition and would result in an incongruous feature in the street scene.

6. I note the properties along the street are close together. Therefore, the roof of the extension would only be noticeable from the rear of the property. Whilst I find no harm to the character and appearance to the front of the dwelling this does not negate the harm that would be caused to the street scene of Ringwood Way to the rear.

7. For these reasons the proposed extension does not respect the character of the host dwelling or the character and appearance of the surrounding area. The proposals do not accord with Policies 9 and 20 of the Oldham LDF Core Strategy and Development Management Policies DPD, and paragraph 127 of the Framework, which seek to improve the local environment, and promote high quality design to reflect the character and distinctiveness of an area.

Other Matters

8. I understand that a previous planning permission has been granted for a similar extension, with a pitched roof. The appellant sought permission for a revised scheme to avoid disturbing Photo Voltaic cells on the existing roof, and the financial penalties they would incur. While I am mindful of this reason for the proposal, it does not outweigh my findings above given the need to make decisions in the wider public interest.

Conclusion

9. For the above reasons the appeal is dismissed.

R Cooper

Inspector