



Appeal Decision

Site visit made on 3 July 2019

by R Morgan MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25th July 2019

Appeal Ref: APP/R1845/D/19/3228800

35 Castle Road, Cookley, Kidderminster DY10 3TH

- 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 Catherine May against the decision of Wyre Forest District Council.
 - The application Ref 18/0615/FULL, dated 21 September 2018, was refused by notice dated 18 April 2019.
 - The development proposed is increase in main roof ridge height to allow for loft conversion plus dormer.
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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 area.

Reasons

3. The appeal property is located at the top of Castle Road, an attractive residential street which slopes down into the village of Cookley. The street is characterised by a mixture of properties of varying ages with different roof pitches and heights, however the host property forms one of a group of three houses, Nos 35, 37 and 39, which are sited close together and are similar in style.
4. The host property and the two adjacent houses have relatively shallow roof pitches which are characteristic of this style of property. The proposed development would result in the roof of No 35 appearing overly large and out of proportion with both the house itself and when viewed alongside the two adjacent properties. The change in angle of the roof pitch would also appear awkward in relation to Nos 37 and 39.
5. Due to the slope of the road, the ridge height of No 35 is already very slightly higher than No 37. The proposed increase would exacerbate this, creating a more significant height difference between the three dwellings which would appear out of character with the group.
6. Despite the use of matching materials, I consider that the proposed alterations would cause harm to the character and appearance of the dwelling and the area for the reasons set out above. As such the development would be

contrary to Policy CP11 of the Wyre Forest District Core Strategy 2006-2026 and Policies SAL.UP7 and SAL.UP8 of the Site Allocations and Policies Local Plan 2013, which require that new developments are well designed; integrate well into the existing streetscene and are in scale and keeping with the original building. Furthermore the proposal fails to comply with paragraph 127 of the National Planning Policy Framework which, amongst other considerations, requires that developments add to the overall quality of the area and are sympathetic to local character.

7. For the above reasons the appeal is dismissed.

Rosie Morgan

Inspector