



Appeal Decision

Site visit made on 16 July 2019

by T A Wheeler BSc (Hons) T&RP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 August 2019

Appeal Ref: APP/X4725/W/19/3228144

Land Adjacent, Pinders Apartments, Eastmoor Road, Wakefield WF1 3SF

- 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 Mohammed against the decision of City of Wakefield Metropolitan District Council.
 - The application Ref 18/02261/FUL, dated 10 September 2018, was refused by notice dated 25 January 2019.
 - The development proposed is: Proposed Office.
-

Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is on Eastmoor Road, within a largely residential area of Wakefield, situated on the edge of the town centre. On the opposite side of Eastmoor Road are playing fields, and beyond the Pindersfield Hospital complex.
4. The proposal is to provide a single storey office building within a 3 storey development, Pinders Apartments. The intention is that the proposal would provide a management office for the residences.
5. At present there is a gap separating the flank wall of the apartment building and the gable wall of the neighbouring property, No 4 Eastmoor Road – North View (No 4). The massing of the apartment building and No 4 are similar, even though the latter is two storey. The gap provides a valuable sense of separation between the two buildings, in keeping with the general pattern of development in the area.
6. The proposal would be designed to have a dual pitched roof with a similar angle of pitch to the apartments, and with materials to match. The proposal seeks to complement the appearance of the existing building. It would have a 'shopfront' type front elevation and would be a prominent feature in the street scene when approaching the site along Eastmoor Road, looking past Pinders Apartments towards the gable end of No 4. However, it would appear

significantly out of keeping with the nearby buildings given its single storey scale and commercial appearance.

7. It would almost completely close the gap between Pinders Apartment and No 4. When drawing close to the site, this would result in an overly cramped appearance which would detract from the quality of the pattern of development in the area.
8. I therefore conclude that the proposal would harm the character and appearance of the area, contrary to Policy CS10 of the Wakefield Local Development Framework Core Strategy and Policy D9 of the Development Policies¹ document, and CW12 of the Central Wakefield Area Action Plan², and also the Framework³, which seek to ensure a high standard of design and that new development relates well to its surroundings.

Conclusion

9. For the reasons given the appeal is dismissed.

Tim Wheeler

INSPECTOR

¹ Both adopted April 2009

² Adopted June 2009

³ National Planning Policy Framework February 2019