



Appeal Decision

Site visit made on 30 July 2019 by L Wilson BA (Hons) MA

Decision by A U Ghafoor BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 August 2019

Appeal Ref: APP/W4705/W/19/3229561

2 Longwood Avenue, Bingley, BD16 2RX

- 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 G Cierpiol against the decision of City of Bradford Metropolitan District Council.
 - The application Ref 18/04075/FUL, dated 18 September 2018, was refused by notice dated 29 November 2018.
 - The development proposed is a detached dwelling.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The effect of the proposal on the character and appearance of the site and street scene.

Reasons for the Recommendation

4. No. 2 is a semi-detached two storey-dwelling. The street scene is characterised by mainly two storey semi-detached houses which display a strong character and simple rhythm. Properties are set back from the highway behind a front garden and driveway generally leading to a garage. On the opposite side of the highway is no. 1 Longwood Avenue which is a grade II listed building.
5. The site forms a prominent corner plot at the junction between Longwood Avenue and Keighley Road. The new dwelling would erode the gap between no. 2 and the highway. The gap makes a positive contribution to the character of the area as it provides a sense of openness. The development would be clearly visible given the sites corner plot and the scale and massing of the proposed dwelling. It would be a detached two storey dwelling which would fill a large proportion of the site and appear cramped. The development would appear out-of-keeping with the character of properties within the streetscene.
6. Due to the constrained size of the plot, a large proportion of the existing Conifer hedge and boundary wall would be removed to allow access. This would result in an open frontage which would not reflect the appearance of the site or character of the street scene and would make the dwelling more visible. The proposal would harm the character and appearance of the site and street scene as the dwelling would appear as an incongruous feature due to its scale, prominent location, open frontage and removal of a gap which makes a positive contribution to the area.

7. Reference has been made to a previous appeal and support from a senior planner. Full details of the previous appeal have not been submitted but it is understood a similar proposal was dismissed due to its impact upon the character and appearance of the site and area. The support from a senior planner does not overcome the harm identified above.
8. Since the appeal was determined, no. 1 Laurel Grove has erected a two storey and single storey extension. Whilst the development has altered the character of the area by reducing the gap to the highway, the extension clearly reads as a subordinate addition to no. 1. The introduction of a new dwelling would have a greater impact upon the street scene compared to the extension because the scale and massing differs, and a new access is required.
9. The appellant has provided examples of other developments in the area, but circumstances of these other cases, or the policies that applied at the time of their consideration, are unknown to me. In any event, these other developments are not strong enough reasons to allow visually harmful development and I must determine this appeal upon its individual merits.
10. Whilst the site is located close to local services and public transport facilities, the proposal would not form sustainable development, as defined by the National Planning Policy Framework, given the harm identified to the character and appearance of the area.
11. For these reasons, I find that the proposed dwelling would have a significant adverse visual effect upon the character and appearance of the site and street scene. Consequently, the proposal would conflict with Policy DS1 and DS3 of the Local Plan for the Bradford District Core Strategy Development Plan Document (2017) and the National Planning Policy Framework.

Other Matters

12. As stated above, on the opposite side of the highway is a Grade II Listed building. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty upon me to have special regard to, among other things, the desirability of preserving the setting of listed buildings. The setting of the building was altered when Longwood Avenue was developed, and the highway provides a clear separation between the application site and Listed Building. I concur that the proposal would have a neutral impact upon the setting of the Listed Building.

Conclusion and Recommendation

13. For the reasons given above I conclude that that the appeal should not succeed.

L M Wilson

APPEALS PLANNING OFFICER

Inspector's Decision

14. I have considered all the submitted evidence and the Appeal Planning Officer's report, and, on that basis, I too agree that the appeal should be dismissed.

A U Ghafoor

INSPECTOR