



Appeal Decision

Site visit made on 20 August 2019

by Sarah Colebourne MA, MRTPI

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

Decision date: 2nd September 2019

Appeal Ref: APP/R1845/D/19/3232055

8 Swallow Drive, Kidderminster, Worcestershire, DY10 4DG

- 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 Mark Dearlove against the decision of Wyre Forest District Council.
 - The application Ref 19/0222/FULL, dated 15 April 2019, was refused by notice dated 21 June 2019.
 - The development proposed is a first floor side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a first floor side extension at 8 Swallow Drive, Kidderminster, Worcestershire, DY10 4DG in accordance with the terms of the application, Ref 19/0222/FULL, dated 15 April 2019, subject to the following conditions:-
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plan: 3759-02.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons

2. The appeal dwelling is a modern, detached, two storey house on a residential estate. Swallow Drive is a short, winding cul-de-sac of similar properties on an irregular building line and with generous spaces between dwellings. The neighbouring dwelling is orientated at an angle away from the appeal dwelling.
3. The property has already been extended at the side with a single storey extension. It has a simple, rectangular plan form with a pitched roof and a lower pitched roof over the side extension. This proposal would extend directly above that to provide two enlarged bedrooms.
4. By following the footprint of the existing extension, the proposal would not have a set back from the building line and would therefore not comply strictly with the Council's Design Guidance Supplementary Planning Document (2015). However, given the irregular building line of the street and the spaces between dwellings it would not create a terracing effect and the spacious character of

the street would be maintained. Furthermore, due to the slightly lower ridge and eaves height of the proposal in relation to the main part of the dwelling it would have a subservient appearance, whilst the continuation of the existing canopy would provide unity with the existing. It would thus meet the objectives of the design guidance.

5. I conclude therefore that the proposal represents a subservient, well-designed, high quality extension that would not harm the character and appearance of the building or the area. It would accord with the Council's development plan policies CP11 in its Core Strategy and SAL.UP7 and SAL.UP8 in its Site Allocations and Policies Local Plan which seek to ensure that proposals are of a high quality design. There are no material considerations that indicate otherwise and the appeal should be allowed subject to conditions.
6. In addition to the standard commencement condition, a condition is necessary requiring that the development is carried out in accordance with the approved plan, in order to provide certainty. A condition requiring matching external materials is necessary in the interests of the character and appearance of the dwelling and the area.

Sarah Colebourne

Inspector