



Appeal Decision

Site visit made on 16 September 2019 by S Watson BA (Hons) MSc

Decision by R C Kirby BA(Hons) DipTP MRTPI

An Inspector appointed by the Secretary of State

Decision date: 25 October 2019

Appeal Ref: APP/C4615/D/19/3230654

31 Gladstone Road, Wollaston DY8 3PE

- 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 Mrs C Cooper against the decision of Dudley Metropolitan Borough Council.
 - The application Ref P18/1601, dated 30 October 2018, was refused by notice dated 21 December 2018
 - The development is proposed porch and garage extension and bedroom over.
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Decision

1. The appeal is allowed and planning permission is granted for the proposed porch and garage extension and bedroom over at 31 Gladstone Road, Wollaston DY8 3PE in accordance with the terms of the application Ref P18/1601, dated 30 October 2018 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development permitted shall be carried out in accordance with the approved plan No 18032/03b.

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 main issue in this case is the effect of the proposal on the character and appearance of the host dwelling, the pair of semi-detached dwellings of which it forms part, and the surrounding area, by way of its design.

Reason for the Recommendation

4. The appeal site is on a residential street and contains a semi-detached dwelling set back from the road by a garden and driveway. The dwelling itself is predominantly rendered with a simple gable roof in clay tiles. It has an

attached garage to the side. The attached property has a low two storey extension to the side with a dormer window on the front elevation. In this regard the respective properties are not symmetrical. Elsewhere on Gladstone Road are a range of design and form of dwellings, as well as materials, giving the area a mixed appearance.

5. The appeal proposal comprises a ground floor extension enlarging the existing garage and providing a porch, and a first-floor extension over the existing garage/breakfast room to provide an additional bedroom. The first floor would be within the roof of the extension and would appear similar to the existing, two-storey, extension at No 29 Gladstone Rd, the attached property. Although it would project forward of the side extension at No 29, this would only be by a small amount, and given that its design would reflect the extension to the side of this property, I find that it would provide a balance to the appearance of this pair of semi-detached properties, which does not exist at present.
6. The extension would be of a modest scale and would be subservient to the design and scale of the host property, and the semi of which it forms part. The use of lead for the front canopy differs to the materials on the property at present and those used on the canopy to No 29, however this feature would reflect the lead used on the bay window and given the size and shallow pitch of the canopy roof would not be unduly intrusive in the street scene or jar with the appearance of the area.
7. In light of the above I conclude that the proposal would respect the character and appearance of the host dwelling, the pair of semi-detached properties of which it forms part and the surrounding area. This would accord with Policies ENV2 and ENV3 of the Black Country Core Strategy, Policies S6 and L1 of the Dudley Borough Development Strategy and Planning Guidance Note No 17: House Extension Design Guide, which collectively seek, amongst other things, for development to be of a high quality design which protects local distinctiveness using materials which are sympathetic to the existing dwelling.

Conditions

8. The Council has suggested a number of conditions it would wish to see imposed in the event that the appeal was allowed. I have considered the suggested conditions against the advice on conditions set out in the National Planning Policy Framework and the Planning Practice Guidance. I have amended some of the suggested wording to reflect this advice.
9. A condition is necessary requiring that the development is carried out in accordance with the approved plans for certainty. In the interests of the character and appearance of the host dwelling and surrounding area, a condition is necessary to ensure that the external materials of the new extension match those of the existing house.

Conclusion and Recommendation

10. For the reasons given above, and having regard to all other matters raised, I recommend that the appeal should be allowed with the suggested conditions.

S Watson

APPEAL PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is allowed with the conditions set out above.

RC Kirby

INSPECTOR