
Appeal Decision

Site visit made on 27 November 2019

by Graham Wraight BA(Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2 December 2019

Appeal Ref: APP/P4415/D/19/3236127

65 Farm View Road, Kimberworth, Rotherham S61 2AW

- 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 Paul Clark against the decision of Rotherham Metropolitan Borough Council.
 - The application Ref RB2019/0623, dated 16 April 2019, was refused by notice dated 18 July 2019.
 - The development proposed is a single storey extension to front elevation to extend existing kitchen & create a dining area.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The effect of the proposed extension upon the character and appearance of the area.

Reasons

3. The property sits within an extensive row of dwellings which are prominently located in close proximity to Farm View Road. The consistent design and positioning of the dwellings gives the row a uniform appearance and this is an important component of the character and appearance of the area. The proposed extension would, by reason of its size, scale and projection, disrupt this uniformity by introducing a substantial and dominant feature into an area where development is not commonly found. This would cause significant harm to the character and appearance of the area.
4. The appellant has drawn attention to other front extensions on Farm View Road which they consider to be similar. These examples are however very limited in number and do not form part of the prevailing character and appearance of the area. Furthermore, they do not sit within the immediate row of properties in which the appeal dwelling is located. For these reasons, I give only limited weight to their presence and they do not outweigh the significant harm to character and appearance that I have identified. I also understand the appellant's wish to provide additional space at the property, but this too does not justify a harmful development.
5. I conclude therefore that the proposed extension would cause significant harm to the character and appearance of the area by reason of its size, scale and projection. The proposal therefore conflicts with the design aims of Policy CS 28

of the Rotherham Local Plan Core Strategy 2014, Policy SP 55 of the Rotherham Local Plan Sites and Policies 2018 and the Householder Design Guide Interim Planning Guidance 2014, all of which seek to safeguard the character and appearance of the area.

Conclusion

6. For the reasons given above I conclude that the appeal should be dismissed.

Graham Wright

INSPECTOR