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## Appeal Decision

Site visit made on 4 December 2019

**by Graham Wraight BA(Hons) MSc MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 12 December 2019**

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**Appeal Ref: APP/N4205/D/19/3238991**

**124 Junction Road, Bolton, BL3 4NQ**

- 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 Y Malek against the decision of Bolton Metropolitan Borough Council.
  - The application Ref 05891/19, dated 10 April 2019, was refused by notice dated 23 August 2019.
  - The development proposed is a canopy and pillars and new first floor balcony and doors.
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### Decision

1. The appeal is dismissed.

### Procedural Matters

2. I have not included the full description of development from the appellant's planning application form as it makes reference to the proposal being retrospective and that is not in itself development. However, I was able to see on my site visit that, with the exception of the railing to the balcony, the development has been undertaken and therefore I have determined the appeal on that basis.
3. The Council's decision notice includes references to bay windows and tiles. However, these are not included in the appellant's description of development taken from the planning application form and I have no clear evidence before me to demonstrate that their inclusion in the planning application was subsequently agreed. They therefore do not form part of my consideration of this appeal.

### Main Issue

4. The main issue is the effect of the development on the character and appearance of the dwelling and the surrounding area.

### Reasons

5. The appeal property sits in a row of semi-detached dwellings located within a suburban residential area. The dwellings on this side of Junction Road are located relatively close to the public highway, meaning that they appear prominent in the street scene. Whilst some variations in the dwellings in the row are noted, their scale and appearance are generally uniform, and this gives the area a pleasant and consistent character and appearance.

6. The presence of doors at first floor level is not characteristic of the dwellings in the row and creates an alien feature within the street scene. This has resulted in significant harm to the character and appearance of the dwelling and the surrounding area. The proposed addition of a railing to the top of the canopy, as detailed on the submitted plans, would further accentuate the visual impact and would also appear at odds with the character and appearance of the dwelling and the surrounding area.
7. The canopy and pillars are reasonably substantial in size and of an unorthodox appearance. However, their scale and design does not overly dominate the dwelling itself and the presence of front porches within the existing street scene is not uncommon. In my view, these elements of the development have therefore not resulted in harm to the character and appearance of the dwelling or the surrounding area.
8. The appellant has drawn attention to other examples which they consider to be similar to the appeal development. However, these are not in close proximity to the appeal site and have not changed the prevailing character of its surrounding area in a manner that justifies the appeal development. Accordingly, I give their presence only limited weight and they do not outweigh the harm that I have identified.
9. I conclude therefore that the first floor doors have caused significant harm to the character and appearance of the dwelling and the surrounding area and that the proposed balcony railings would cause further harm. Accordingly, the development conflicts with the design aims of Policy CG3 of the Bolton Core Strategy Development Plan Document 2011 and with the House Extensions Supplementary Planning Document 2012, both of which seek to safeguard character and appearance.

### **Conclusion**

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

*Graham Wraight*

INSPECTOR