

Appeal Decision

Site visit made on 7 January 2020

by Chris Baxter BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 January 2020

Appeal Ref: APP/P4415/D/19/3238146

3 Rackford Farm, Rackford Road, North Anston, Sheffield, South Yorkshire S25 4DF

- 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 Wayne Goodall against the decision of Rotherham Metropolitan Borough Council.
 - The application Ref RB2019/1108, dated 15 July 2019, was refused by notice dated 6 September 2019.
 - The development proposed is replacement of existing window with French doors and addition of a new window to front.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. For the sake of clarity and brevity I have taken the description of development from the Council's decision notice.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the surrounding area.

Reasons

4. The appeal site and the surrounding area is characterised by residential properties which have mostly been converted from agricultural buildings. The buildings have traditional architectural detailing and materials which contribute to the character of the immediate area.
5. The front elevation of the appeal property is simple in form with modest openings that reflect the appearance of the neighbouring property immediately to the north. This elevation is not highly visible from public roads however is highly prominent from the access road leading to the appeal site and neighbouring buildings. The proposed alterations would introduce large openings that would dominate the elevation and appear as discordant features, having an adverse effect on the character of the buildings and surrounding area.
6. The proposals, in particular the doors, would be excessive in scale and would not provide any balance or visual symmetry to the elevation. The proposed doors would be similar in style, materials and colour to French doors on adjoining buildings, some of which can be seen from public roads. However,

these other doors are located on different elevations and have a sympathetic relationship with the overall built appearance of the properties.

7. I have had regard to the appellants statement of case which indicates that the living room is currently starved of light with the existing fence reducing light into the room and that this is a health and safety risk. The appellant considers that the proposals would enhance quality of life. I have no substantial evidence before me to suggest that there is a serious health and safety risk with the existing property and this matter would not outweigh the harm I have identified above.
8. The proposal would not require major structural work, have no effect on the footprint of the building or the party wall. I note that the appellant had undertaken some pre-application advice and indicated that Council Officers had not visited the site. These matters however, do not alter my findings with regards to the harm to the character and appearance of the surrounding area.
9. The proposed alterations would be incongruous features that would be harmful to the character and appearance of the surrounding area. The proposal would be contrary to Policy CS28 of the Rotherham Local Plan 2018 (RLP) which seeks proposals to take into account heritage character within design including scale.
10. The Council have also referred to Policy SP5 of the RLP in their decision notice. This Policy relates to alternative uses for buildings within the Green Belt and does not refer to effects of development on character and appearance. This matter does not alter my findings above.

Conclusions

11. For the reasons set out above, I conclude that the appeal should be dismissed.

Chris Baxter

INSPECTOR