



Appeal Decision

Site visit made on 7 January 2020 by Andreea Spataru BA (Hons) MA

Decision by Chris Hoult BA(Hons) BPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th January 2020

Appeal Ref: APP/P4415/D/19/3239969

32 Roundwood Grove, Rawmarsh, Rotherham S62 5HN

- 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 Miss Thi Nguyen against the decision of Rotherham Metropolitan Borough Council.
 - The application Ref RB2019/1198, dated 1 August 2019, was refused by notice dated 25 October 2019.
 - The development proposed is described as "erection of single storey".
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Decision

1. The appeal is dismissed.

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 is the effect of the development on the character and appearance of the area.

Reasons for the Recommendation

4. The appeal property is a typical brick-built suburban semi-detached house with access along the side of the house to a deep, narrow rear garden. The structure in question abuts the rear garden boundary. The development seeks retrospective permission for a single storey extension to the original garage/outbuilding. The extension, constructed in steel corrugated panels, has increased the width of the original structure, which is now projecting along most of the width of the garden, and has raised its height.
 5. Policy SP 55 of the Site and Policies Document (2018) and Policy CS 28 of the Core Strategy (2014) require all forms of development to be of high quality and positively contribute to the local character and distinctiveness of an area. The Householder Design Guide (2014) provides guidance on garages/outbuildings and states that when these structures require permission they should not be of excessive size and height and the use of concrete sectional garages should be avoided in prominent locations visible from the public highway.
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6. The extensive use of steel corrugated panels gives the structure an industrial appearance, which is incongruous in the surrounding residential context where a softer palette of brick, stone, pebble dash and timber are in evidence. Moreover, due to increased size and materials, the structure is now more prominent, particularly when viewed from the rear gardens of neighbours. The development is also visible from Roundwood Grove, between houses. I acknowledge that the appellant may have a pressing need for storage and might have misunderstood the legislative provisions relating to permitted householder development but that cannot justify a structure that has such a harmfully obtrusive presence in its intimate rear-garden setting.
7. Accordingly, I find that through a combination of its materials and size, the development has a harmful effect on the character and appearance of the area. It is thus contrary to the objectives of Policy SP 55 of the Site and Policies Document (2018), Policy CS 28 of the Core Strategy (2014) and the guidance contained within the Householder Design Guide (2014) as set out above.

Recommendation

8. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be dismissed.

Andreea Spataru

APPEAL PLANNING OFFICER

Inspector's Decision

9. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

C M Hoult

INSPECTOR