



Appeal Decision

Site visit made on 7 January 2020 by G Sibley MPLAN MRTPI

Decision by Kenneth Stone BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19th February 2020

Appeal Ref: APP/M3455/D/19/3237990

31 Fairway Road, Burslem, Stoke-on-Trent ST6 7JJ

- 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 L Hulme against the decision of Stoke-on-Trent City Council.
 - The application Ref: 64257/FUL, dated 11 July 2019, was refused by notice dated 5 September 2019.
 - The development proposed is described on the application form as proposed single storey extension to side to form porch.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey extension to side to form porch at 31 Fairway Road, Burslem, Stoke-on-Trent ST6 7JJ in accordance with the terms of the application Ref: 64257/FUL, dated 11 July 2019, and the plans numbered JPK/19/4138/2 and the Location and Block Plan Licence number 100022432.

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.

Procedural Matter

3. The porch was constructed at the time of my site visit. Planning permission has previously been granted, under planning application reference: 63504/FUL, for the porch subject to a condition that required it to be rendered to match the host dwelling. The porch has been built but has not been rendered. The proposal before me is the same as the approved porch but with brick external walls rather than a render finish. I have considered the proposal as seeking permission for the porch as built.

Main Issue

4. The effect of the development upon the character and appearance of the street scene.

Reasons for the Recommendation

5. The host dwelling is located on the corner of Fairway Road and Bank Top Avenue and is a two storey semi-detached property that has been finished in a cream render. The other properties within the street scene are rendered with some variation in the colour and type of render. The dwellings themselves vary in design but are typically two storey semi-detached properties. There are

several properties that have red tile hanging on their front elevations and the boundary treatment varies along the street, with a number of red brick walls located along the street and notably in front of no.31. A canopy has been built above the front door for no.31 and the base around the steps into the house has also been constructed from red brick. There is a large red brick outbuilding on the adjacent property to the rear of the appeal site.

6. The porch has been constructed on the side elevation of the building and consequently is visible from both Fairway Road and Bank Top Avenue. The porch is single storey with a dual pitched roof, gable front and brick external walls. Because the brickwork has been left exposed the materials do not match the host dwelling.
7. Policy CSP1 of the Newcastle-Under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006 – 2026 (2009) (CSP) requires new development to be well designed and to respect the character, identity and context of Newcastle and Stoke-on-Trent. Policy R23 of The Newcastle-Under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (2010) (SPD) identifies a number of key considerations to consider when extending a dwelling. These include that extensions should either be a seamless extension or be clearly subservient to the host dwelling and either adopt its style or appear contrasting to it.
8. There are a number of instances where exposed brick is present within the street scene and it does provide contrast with the cream render that is common within the street scene. Due to the size of the porch, it appears subservient to the host dwelling and because the porch is relatively small, the use of exposed brick creates an attractive contrast with the cream render on the host dwelling and the other dwellings within the street scene. As such the porch is subservient and appears contrasting to the host dwelling and consequently is in accordance with the guidance set out within the SPD. Therefore, the porch does not harm the character or appearance of the host dwelling or the street scene.
9. On the basis of the above I conclude the proposal is in accordance with the development plan, in particular Policy CSP1 of the CSP which requires new development to be well designed and to respect the character, identity and context of Newcastle and Stoke-on-Trent and with policy R23 of the SPD.

Conclusion and Recommendation

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

G Sibley

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, I too agree that the appeal should be allowed.

Kenneth Stone

INSPECTOR