
Appeal Decision

Site visit made on 11 February 2020

by Bhupinder Thandi BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 04 March 2020

Appeal Ref: APP/K3415/D/19/3241284
80 Leafenden Avenue, Burntwood WS7 4UU

- 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 & Mrs Dove against the decision of Lichfield District Council.
 - The application Ref 19/00956/FUH, dated 19 June 2019, was refused by notice dated 27 August 2019.
 - The development proposed is a first floor extension at front and entrance porch.
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Decision

1. The appeal is allowed and planning permission is granted for a first floor extension at front and entrance porch at 80 Leafenden Avenue, Burntwood WS7 4UU in accordance with application 19/00956/FUH, dated 19 June 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No 1 - Existing Elevations & Layouts; Drawing No 2 - Proposed Elevations & Layouts; Site Plan and Site Location Plan.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling

Main Issue

2. The main issue is the effect of the proposal upon the character and appearance of the host property and the area.

Reasons

3. The appeal property is a detached dwelling located within a residential area. The property has a catslide roof feature to front with a two-storey flat roof element. Generally, properties along the road are similar in appearance, comprising a mix of semi detached and detached properties. A number of properties have forward gable extensions and porches resulting in a sense of variety in the area.
4. The proposal would change the front roofscape from a catslide roof to a gable feature. Whilst the proposal would draw the eye, I find that the scale and mass

of the proposal would be proportionate to the host property projecting forward an appropriate amount, sitting below the ridge height and retaining the existing two-storey flat roof element. The porch would be modest in width and projection and its design would be in keeping with the appearance of the property. There is no doubt that the proposal would alter the appearance of the host property, however, I find that this would not unduly harm the character and appearance of the host property.

5. Overall the proposal would not be overly dominant but rather would fit in well with the host property reflecting the character and appearance of dwellings in the area, which includes a number of properties with similar front gable features and porches.
6. As such, I conclude that the proposed development accords with Core Policy 3 and Policy BE1 of the Lichfield District Local Plan Strategy (2015) which, amongst other things, requires new development to protect and enhance the character and distinctiveness of the district and extensions to respect the character of the surrounding area and development in terms of size, scale and architectural design.

Conclusion

7. For the reasons set out above the appeal is allowed.

B Thandi

INSPECTOR