The Planning Inspectorate

Appeal Decision

Site visit made on 2 June 2020 by G Sibley MPLAN MRTPI

Decision by Beverley Doward BSc BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 June 2020

Appeal Ref: APP/E3715/D/20/3248087
23 Cheshire Close, Bilton, Rugby CV22 7JU

- 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 Mark Rowe against the decision of Rugby Borough Council.
- The application Ref: R19/1355, dated 22 October 2019, was refused by notice dated 16 December 2019.
- The development proposed is a two-storey side extension.

Decision

1. The appeal is allowed, and planning permission is granted for a two-storey side extension at 23 Cheshire Close, Bilton, Rugby CV22 7JU in accordance with the terms of the application ref: R19/1355, dated 22 October 2019 and subject to the following conditions:

    1) The development hereby permitted shall begin not later than three years from the date of this decision.

    2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

    3) The development hereby permitted shall be carried out in accordance with the following plans: location plan (licence no. 100041041); site/block plan (DWG No. 8862-04); existing and proposed floor plans and elevations (DWG No. 8862-01).

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 Issues

3. The effect of the proposed development on the street scene within Cheshire Close.

Reasons for the Recommendation

4. No.23 Cheshire Close is a two-storey flat roofed end terrace dwelling. Most of the dwellings along Cheshire Close are similarly designed and have a distinctive style with each dwelling divided by protruding brick pillars that extend out from the front elevation and above the roof. These brick pillars create a consistent

pattern of development within the street scene which is a positive characteristic of Cheshire Close. Whilst the dwellings within the street scene share a distinctive appearance, many of them have been finished with different materials which gives each dwelling an individual appearance, albeit No.23 and the adjoining dwelling have been finished using the same materials. The dwellings typically have two windows on the first floor with a porch and a large window on the ground floor, although the size and appearance of these windows and porches vary. Each dwelling is set back from the road behind front gardens or off-street parking.

5. There are two further dwellings that follow on from No.23 but are not connected to it. These are similarly designed semi-detached dwellings and their building line is set forward of No.23. The proposed extension would be located between No.23 and these two dwellings.

6. The extension would be constructed of matching materials to the host dwelling and has been designed to mirror the appearance of the host dwelling. The extension would encompass a single window on the ground floor and another on the first floor, with the proposed detailing around the windows matching the host dwelling. The existing brick pillar would be retained, with a proposed brick pillar sited on the far side of the windows in the proposed extension. Therefore, notwithstanding that the pillars typically form the divide between each dwelling this would partly serve to mirror the built form within the street scene. The additional pillar coupled with the smaller gap between the pillars would mean that the proposed extension would not match exactly the existing pattern of development. However, it would not appear overly different nor would it unduly disrupt the built form of the terrace; the built form and rhythm of the terrace being already somewhat broken up by the varied elevational treatments and front porches and extensions. The inclusion of the protruding brick pillar would also maintain an attractive feature of the street scene.

7. The extension would be approximately less than half the width of the host dwelling which, when coupled with the materials proposed, as well as the architectural detailing of the extension which would mirror No.23, would mean that the proposed extension would appear subservient to the host dwelling. Because the extension would appear subservient, the host dwelling would still appear dominant and the pattern of development created by the brick pillars within the street scene would not be harmed by the proposal.

8. Therefore, the proposed extension would appear subordinate to No.23 and would not cause material harm to the street scene within Cheshire Close. As such, the proposal would comply with Policy SDC1 of the Rugby Borough Council Local Plan 2011 – 2031 (Adopted 2019) which requires development to be of a suitable scale, density and design that responds to the character of the area in which it is situated.

Conditions

9. In addition to the standard condition concerning the commencement of the planning permission, I have specified the approved plans for the avoidance of doubt and in the interest of proper planning. A condition requiring matching external materials is necessary in the interests of the character and appearance of the dwelling and the street scene.

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.

Beverley Doward

INSPECTOR