



Appeal Decision

Site visit made on 7 July 2020

by Alison Scott BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 July 2020

Appeal Ref: APP/X4725/D/20/3252237

17 Charles Avenue, Outwood, Wakefield WF1 2LJ

- 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 Emma Wilcock against the decision of Wakefield Council.
 - The application Ref 20/00072/FUL, dated 23 December 2019, was refused by notice dated 3 March 2020.
 - The development proposed is Two storey front extension.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey front extension at 17 Charles Avenue, Outwood, Wakefield WF1 2LJ within the terms of the application Ref, 20/00072/FUL, dated 23 December 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not 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: CA0/01, PR PLANS CA0/02, PR ELEVATIONS CA0/03.
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials shown on plan no. PR ELEVATIONS CA0/03.

Main Issue

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

Reasons

3. The houses of Charles Avenue are uniform semi-detached houses that flank the estate road and comes to a dead end. It is evident from inspection that only a small number of dwellings have been altered to the front elevation including a porch to No. 4 Charles Avenue. Of note however are the two storey front extensions to No's. 16 and 18 Charles Avenue. The appeal proposal is intended to closely resemble these extensions.
4. These dwelling are on the opposite side of the road to the appeal site and are not semi-detached to one another. The street scene has been imbalanced by these existing extensions and its symmetry has been interrupted. Their presence has substantially changed the 'face' of the avenue.

5. I have been made aware by the Council that these extensions were approved prior to adopted Council Policy and their Residential Design Guide Part 2: Guidance for Householders 2018 Supplementary Planning Document as well as the 2019 National Planning Policy Framework. Nevertheless, given these extensions are present, their relationship to one another, and the close context with the appeal property, I find no harm would arise to the character and appearance of the host dwelling or the street scene as a consequence of the proposed extension.
6. On this basis I find no conflict would arise to Policy CS10 of the Local Development Core Strategy 2009 in its design aims, or the Local Development Framework Development Policies Document 2009 Policy D9 for development to make a positive contribution to the environment and to be of high quality, or Policy D10 for development to respect the character of the area, amongst other considerations. Nor do I find the proposal would be contrary to the general advice contained within the Residential Design Guide Part 2: Guidance for Householders 2018. Finally, I find no conflict with the National Planning Policy Framework in its objective to achieve well-designed places.

Conclusion

7. For the reasons given, I conclude that the appeal is allowed.

Alison Scott

INSPECTOR