



Appeal Decision

Site visit made on 4 January 2021

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25 January 2021

Appeal Ref: APP/W2465/W/ 20/ 3260257
47 Romway Road, Leicester LE55SD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr Patel against Leicester City Council.
 - The application Ref 20201087, is dated 3 April 2020.
 - The development proposed is construction of first floor extension at rear of house (Class C3).
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The statement submitted by the Council indicates that had it been in a position to determine the planning application, it would have refused planning permission on the grounds of the impact on the character and appearance of the area.
3. I have used the description of development that was agreed between the appellant and Council in an email dated 19 August 2020 rather than that which appeared on the initial planning application form.

Main Issue

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

Reasons

5. The appeal site is a detached 2 storey dwelling on the corner of Romway Road and Byway. Visible from both roads, it is in a prominent location. Located in an area dominated by similarly styled semi detached properties, the dwelling has already been extended to the side and rear and so is notably larger than surrounding dwellings.
6. The proposal would lead to further extensions of the property, significantly increasing the overall size, scale and mass of the dwelling compared to the rest of the street scene. The presence of multiple roof forms in conjunction with the multiple additions to the original dwelling would create a busy and cluttered appearance contributing to the creation of an incongruous development at odds with the character of the wider area. The visual impact would be exacerbated by the corner location. I note that the proposal has been reduced in scale

compared to the original application. However, it has not been reduced sufficiently to make it acceptable.

7. The development would harm the character and appearance of the area. As such it would conflict with the parts of Policy CS03 of the Leicester City Core Strategy which requires new development to be high quality, well designed and contribute positively to the character and appearance of the built environment. It is also expected to respond positively to its surroundings including in scale, form and massing.

Conclusion

8. For the reasons identified, I conclude that the appeal should be dismissed.

K Ford

INSPECTOR