



Appeal Decision

Site visit made on 16 February 2021

by M Russell BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 February 2021

Appeal Ref: APP/C4615/D/20/3264551

7 Edge Hill Drive, Sedgley DY3 3RH

- 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 Morris against the decision of Dudley Metropolitan Borough Council.
 - The application Ref P20/0928, dated 2 July 2020, was refused by notice dated 15 September 2020.
 - The development proposed is side, front and rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for side, front and rear extension at 7 Edge Hill Drive, Sedgley DY3 3RH in accordance with the terms of the application, Ref P20/0928, dated 2 July 2020, 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: Site location plan (1:1250) and 'Proposed side extension plan' dated Feb 2020 ('Job No. NoSC/20/100B').

Main Issue

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

Reasons

3. Edge Hill Drive gradually rises from its junction with Warren Drive and comprises of a row of similarly designed semi-detached dwellings. Dwellings are set back from front boundaries and roof heights are stepped given the rising gradient of the road. The row of dwellings at Nos 1 -11 Edge Hill Drive have principle front elevations which are gradually staggered in relation to each other. Some of the dwellings have single storey front projections. Indeed, the appeal dwelling has a flat roofed porch to its front elevation and the attached neighbouring dwelling at No 5 Edge Hill Drive has single storey extensions which span the front elevation and also project to the side elevation. The general consistency in the layout of dwellings and the scale of extensions gives Edge Hill Drive a pleasant residential character.

4. The scale and form of the extensions would be comparable to the extensions on the attached dwelling at No 5. The front projecting elevations would be set back in relation to the front elevations of these neighbouring extensions. The staggered relationship between the principle elevations of dwellings in the row would also be retained. The side elevation of the extensions would be visible from the top end of the street. Even so, the single storey height of the extensions and their position set away from the road and at a lower level to the dwelling at No 9 Edge Hill Road would ensure that the development would not be unduly prominent. For these reasons, the form, siting, scale and mass of the extensions would be appropriately designed and would have an acceptable relationship with the host dwelling and the street scene.
5. I conclude that the development would have an acceptable effect on the character and appearance of the area. In that regard, the proposal would comply with the character and appearance requirements of Policies S6 (Urban Design) and L1 (Housing Development, extensions and alterations to existing dwellings) of the Dudley Borough Development Strategy (2017). The development would also comply with the high standard of design requirements of the Council's Planning Guidance Note 17 (The House Extension Design Guide) and the National Planning Policy Framework.

Conditions

6. I attach the standard timescales for implementation and an approved drawings condition in the interests of certainty. The drawings confirm that roof tiles and facing brickwork are to 'match the main house' and therefore a separate materials condition is not necessary.

Conclusion

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

M Russell

INSPECTOR