



Appeal Decision

Site visit made on 15 February 2021

by L Wilson BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5 March 2021

Appeal Ref: APP/W4223/D/20/3263451

1 Delph New Road, Dobcross OL3 5AZ

- 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 Roger Bentley against the decision of Oldham Metropolitan Borough Council.
 - The application Ref HOU/345446/20, dated 9 September 2020, was refused by notice dated 3 November 2020.
 - The development proposed is first floor bedroom extension.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal relates to a property which forms part of a short terrace of three dwellings. The property is situated in a prominent location, adjacent to a busy highway and roundabout. The traditional appearance and simple design of the appeal property itself, and terrace in which it is situated, positively contribute to the character of the surrounding area.
4. The first-floor extension would be supported by steel posts and beams to allow for parking underneath. It would be staggered along the frontage of the site and external materials at first floor level would match the existing property.
5. The extension would not respect the proportions and massing of the dwelling because the width of the extension would be similar to the width of the host property. Furthermore, the extension would be conspicuous from the surrounding area and appear confined within the plot because it would fill the gap to the side of the property and due to the extension's proximity to the site boundary and pavement.
6. The design and built form of the extension would be inconsistent with the simple architectural style of the host building and terrace because of the use of supporting posts, which would result in a conspicuous void beneath, as well as the extension's form, design, width and siting. The scheme would result in an incongruous and prominent form of development which would appear at odds

with, and harm, the character and appearance of the host property and wider terrace.

7. Consequently, the scheme would conflict with Policies 9 and 20 of the Oldham Local Development Framework: Development Plan Document – Joint Core Strategy and Development Management Policies (2011) which collectively seek, amongst other matters, to ensure development does not have a significant, adverse impact on the visual amenity of the surrounding area. It would also not comply with the National Planning Policy Framework in relation to the principles of good design, with particular reference to ensuring that developments are sympathetic to local character.
8. The appellant states that the proposed development would potentially slow down passing traffic. I am not convinced that this would occur, and in any event this potential benefit would not outweigh the harm identified above.

Conclusion

9. For the reasons given above the appeal should be dismissed.

L M Wilson

INSPECTOR