
Appeal Decision

Site visit made on 30 July 2021

by Rebecca McAndrew BA Hons, PG Dip Urban Design, MSc, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 01 October 2021

Appeal Ref: APP/P2114/D/21/3273250
69 Marsh Road, Gurnard PO31 8JQ

- 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 Alan McGroarty against the decision of Isle of Wight Council.
 - The application Ref 20/01460/HOU, dated 2 September 2020, was refused by notice dated 22 February 2021.
 - The development proposed is a balcony.
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Decision

1. The appeal is dismissed.

Main issue

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

Reasons

3. The proposed balcony would occupy a prominent position on a roof of the existing dwelling. Whilst the appeal property is a split-level house, this part of Marsh Road is generally characterised by low level properties. The proposed balcony would therefore be particularly visible above adjacent properties, including neighbouring bungalow No 67, when approaching along Marsh Road from the west. The prominence of the proposed balcony would be exacerbated by the proposed louvre screens. Whilst the screens would serve to hide views of domestic paraphernalia on the terrace within the area, they would appear as an ad hoc and incongruous addition to the existing dwelling. The screens would also increase the overall mass of the house. The proposal would therefore be at odds with, and harmful to, the character and appearance of the existing dwelling and the area.
4. I have considered the examples of other properties with balconies and roof terraces which the appellant has submitted in support of their scheme. Whilst I only have limited information in respect of these properties, these appear to differ from the appeal proposal as generally the balconies/terraces seem to have been an integral part of the original designs. These sit comfortably within the context of the original dwellings, rather than appearing as unsympathetic additions which jar with the main property, as is the case with the appeal scheme. Also, each proposal must be considered on its own merits. Therefore,

this does not outweigh the harm I have identified to the character and appearance of the dwelling and the area.

5. The appeal proposal would unacceptably harm the character and appearance of the host dwelling and area. It would therefore conflict with Policy DM2 of the Island Plan: The Isle of Wight Council Core Strategy (including minerals and waste) and Development Management Policies Development Plan Document (2012) (LP) which seeks to secure high quality design which responds to local context.

Other matters

6. I recognise that amendments have been made to the previous scheme in an attempt to address the Council's reason for refusal. However, as I have described, the scheme still fails to meet an acceptable standard of design which reflects the character and appearance of the host dwelling and the area.

Conclusion

7. For the reasons given above, I conclude that the appeal should be dismissed.

Rebecca McAndrew

INSPECTOR