



Appeal Decision

Site Visit made on 16 November 2021

by David Jones BSc (Hons) MPlan MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25 November 2021

Appeal Ref: APP/E3715/D/21/3280413

17 Stonechat Road, Rugby, CV23 0WX

- 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 Dr Dhinesh Sundaran against the decision of Rugby Borough Council.
 - The application Ref R21/0287, dated 15 March 2021, was refused by notice dated 14 May 2021.
 - The development proposed is a side single storey extension.
-

Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is a detached three storey dwelling with a detached double garage situated to the side. The property makes up part of a modern residential estate which contains a variety of different house types including detached, semi-detached and terraced properties, typically with pitched or hipped roofs and a modest amount of amenity space to the front.
4. The proposed side extension would infill the gap between the dwelling and the detached double garage resulting in the two formerly detached buildings being connected, creating a 'terracing effect'. Whilst I acknowledge that there are terraced properties in the locality including adjacent to the appeal site itself, these of more uniform appearance whereas the proposed extension would not harmonise with or sit comfortably between the two existing structures.
5. By virtue of its design and appearance I find that the proposed extension would sit uncomfortably between the host dwelling and garage. In particular I find that due to the flat roof and the eaves of the extension being higher than the eaves of the garage, when viewed from Stonechat Road the development would appear an incongruous addition which would cause harm to the character and appearance of the area.
6. Additionally whilst there are a variety of different house types in the locality these are commonly characterised by relatively steeply pitched roofs. The proposal would introduce a flat roofed side extension with glazed lantern linking

the existing dwelling to the garage which would appear out of keeping and at odds with the local character.

7. I note that the appellant has referenced planning permissions that have been granted for extensions to other properties in the area, however I do not have the details of those specific permissions before me. In any event during my site visit I did not witness any extensions in the locality that were directly comparable to this appeal or that would lead me to consider that the proposed development is acceptable.
8. I therefore conclude that the development would harm the character and appearance of the area and conflict with Policy SDC1 of the Rugby Borough Council Local Plan which, amongst other things seeks to ensure developments are of a scale and design that responds to the character of the area in which they are situated.

Conclusion

9. The proposal would conflict with the development plan and there are no material considerations which would outweigh this finding. For the reasons given above the appeal is therefore dismissed.

David Jones

INSPECTOR