



Appeal Decision

Site visit made on 11 January 2022

by R Walmsley BSc, MSc, MA, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 01 February 2022

Appeal Ref: APP/C3430/W/21/3281093

67 Lane Green Road, Codsall, Wolverhampton, WV8 1LS

- 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 Daniel Burke against the decision of South Staffordshire District Council.
 - The application Ref 21/00503/FUL, dated 6 May 2021, was refused by notice dated 9 July 2021.
 - The development proposed is demolition of existing property and replacement with two new bungalows.
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Decision

1. The appeal is dismissed.

Main Issue

2. This is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal site is at the end of a line of well-established bungalows. The bungalows are modest in scale compared with the size of their plots and they have good sized front and rear gardens which gives the dwellings a sense of spaciousness. To the south of the appeal site is a row of houses which continues on a different building line. These properties exhibit the same generosity of space albeit the row begins with a property which adjoins Oakfield Road that has a narrower frontage and exhibits a more cramped form. Beyond these rows of development the surrounding housing is denser with plots and houses that are smaller than those fronting Lane Green Road.
4. The development would be appreciated most in the context of the houses which front Lane Green Road. In this context, dividing the appeal site in two would create plots that would be notably smaller than the plots within the rows described. Furthermore, the dwellings proposed would occupy much more of the plot than is the case for the houses fronting Lane Green Road. This would create a cramped environment at the front of the site and would disrupt the prevailing rhythm and spacious pattern of development along Lane Green Road. The creation of two access points on the appeal site would emphasise this.
5. In views from the south, the elevation of the house nearest to and facing Oakfield Road would be unduly prominent given the dwelling's proximity to the site boundary and the prominence of the appeal site as a corner plot. The type of boundary treatment would not mitigate the harm identified.

6. I recognise that No 63 opposite the appeal site is equally close to its site boundary. However, as I have identified, the layout of this property is not representative of the prevailing pattern and therefore does not set a favourable precedent.
7. Whilst the land on the opposite side of Lane Green Road to the appeal site has been earmarked for development it is currently undeveloped and therefore does not set a precedent for built development.
8. I understand that the proposed development has gone through several design iterations and would provide housing of improved environmental performance. However, neither matter addresses the harm identified to the character and appearance of the area.
9. And so, for the reasons given, the development would be harmful to the character and appearance of the area and contrary to Policy EQ11 of the Local Plan which, amongst other things, seeks high quality development that respects local character.

Conclusion

10. The proposal conflicts with the development plan when considered as a whole and there are no material considerations, either individually or in combination, that outweigh the identified harm and associated conflict with the development plan. For the above reasons, the appeal is dismissed.

R Walmsley

INSPECTOR