
Appeal Decision

Site visit made on 20 February 2022

by R Bartlett PGDip URP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17th March 2022

Appeal Ref: APP/G4620/D/21/3288256

16 St Cuthberts Close, West Bromwich, B70 6TP

- 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 G Pahal against the decision of Sandwell Metropolitan Borough Council.
 - The application Ref DC/21/66051, dated 24 August 2021, was refused by notice dated 22 October 2021.
 - The development proposed is a two storey front extension.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey front extension at 16 St Cuthberts Close, West Bromwich, B70 6TP in accordance with the terms of the application, Ref DC/21/66051, dated 24 August 2021, 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: Drawing Numbers 2189.1, 2189.2 and 2189.3.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

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

Reasons

3. The appeal property is a two-storey detached house with existing single storey front projections. It is located within a modern housing estate, comprising a wide variety of house types and designs, with staggered building lines. Immediately to the south of the site there is a wide area of public open space with a public footpath running through it.
4. The extensions proposed would be of proportionate scale to the host dwelling, partially infilling a small front corner of its existing L shaped footprint. There would be no loss of rear garden and sufficient space for off street parking

would be retained to the front of the house. Consequently the proposals would not result in over development of the plot.

5. As the extensions would be located on the southern side of the plot, adjacent to a wide area of open space, there would be no impact on any neighbouring properties.
6. The extensions would continue to sit behind the single storey front garage projection and given the wide variety of house types, the staggered building line and the presence of existing front projections, the design of the two-storey extensions, which would have gable roofs to match the existing house, the single storey flat roof porch, which would be similar to the one it would replace and the matching window details, the proposals would not appear obtrusive or harmfully detract from the street scene or the adjacent open space.
7. I therefore find no conflict with policy ENV3 of The Black Country Core Strategy (2011) or policy EOS9 of The Site Allocations and Delivery Development Plan Document (2012), which seek to ensure that new development is of high quality design that is compatible with its surroundings.
8. Appeal decisions are made based upon the evidence provided. It is the responsibility of the Local Planning Authority (LPA) to provide copies of any relevant development plan policies and supplementary planning guidance/documents relied upon with their appeal questionnaire. In this case the LPA's appeal questionnaire states that the relevant extracts are those in their Officer Report. Based upon the limited extract provided in the LPA's Officer Report I can see no conflict with the supplementary guidance.

Conditions

9. In addition to the standard condition which limits the lifespan of the planning permission I have specified the approved plans for the avoidance of doubt and in the interests of proper planning. A condition relating to matching materials is necessary to ensure that the appearance of the new development would be satisfactory.

Conclusion

10. For the reasons given above the appeal is allowed.

Rachael Bartlett

INSPECTOR