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# Appeal Decision

Site visit made on 9 February 2022

**by Mr M Brooker DipTP MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 20 May 2022**

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**Appeal Ref: APP/V4630/D/22/3290049**

**11 Richard Road, WALSALL, WS5 3QW**

- 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 Sakhawat Ali against the decision of Walsall Metropolitan Borough Council.
  - The application Ref 21/1367, dated 13 September 2021, was refused by notice dated 1 November 2021.
  - The development proposed is a two-storey side and single storey rear extension.
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## Decision

1. The appeal is dismissed.

## Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of area, including the appeal dwelling.

## Reasons

3. The appeal scheme creates an additional bedroom and en-suite above the existing flat roofed garage to the side of the property. The front elevation of the proposed extension incorporates a gable element that at ground and first floor level projects beyond the main elevation of the existing dwelling towards Richard Road. I saw at the site visit that the existing garage and porch project beyond the main front elevation of the dwelling.
4. The appellant has highlighted other examples of nearby properties that have, the appellant states, been granted planning permission for two storey gable fronted extensions or otherwise incorporate such features when originally constructed. At the site visit I saw that front facing gables were a feature of many properties in the area, including a number on Richard Road.
5. However, the appeal dwelling is part of a group of properties that are of a similar design and appearance, forming a distinct cluster on this part of Richard Road. A number are extended to the side, above the garage. These extensions, while incorporating some varied details, continue the clean and simple appearance of the host properties and retain the existing character of the dwelling in contrast to the appeal scheme that would introduce a new and distinctly different character to the appeal property.
6. The appeal scheme, and in particular the introduction of a prominent gable into this distinct cluster of properties, would appear as a prominent and

incongruous feature harming the character and appearance of the area and the appeal property.

7. Thus, I find that the appeal scheme is contrary to Policies CSP4, ENV2, ENV3 of the Black Country Core Strategy, Policy ENV32 of the Walsall Unitary Development Plan and Policy DW2 of the Designing Walsall SPD that, amongst other matters, requires new development to recognise and make a positive contribution to the Local distinctiveness of the area.

### **Conclusion**

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

*Mr M Brooker*

INSPECTOR