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## Appeal Decision

Site visit made on 17 June 2022

**by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI**

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

**Decision date: 4<sup>th</sup> July 2022**

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**Appeal Ref: APP/V2004/W/22/3296553**

**359 Beverley Road, Hull, East Riding HU5 1LA**

- 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 Mohamamad Abdut'k against the decision of Hull City Council.
  - The application Ref 21/01648/FULL dated 23 November 2021, was refused by notice dated 21 January 2022.
  - The development proposed is the erection of canopy to front of shop and installation of roller security shutters to enclose canopy
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### Decision

1. The appeal is dismissed.

### Procedural Matter

2. The Council altered the description of the development and location of the proposed development. I consider the revised description to be a more accurate description of the appeal proposal. The location has been confirmed by both parties as 359 Beverley Road, accordingly I have adopted the amended descriptions in the heading above.
3. The application made clear that the scheme had been submitted retrospectively, the proposed development was in place at the time of my site visit I have dealt with the proposal accordingly.

### Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the conservation area and the host property.

### Reasons

5. The site is within the Beverley Road Conservation Area. In accordance with the statutory duty imposed by section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990; I am required to have special regard to the effect of the proposed development on the character or appearance of the area.
6. Paragraph 199 of the National Planning Policy Framework (2021) (the Framework) states that great weight should be given to the conservation of a designated heritage asset when considering the impact of a proposal on such an asset. This is irrespective of the level of harm.

7. Neither party have provided any substantive details relating to the significance of the conservation area however during my site visit I noted that the immediate area was characterised by varying building styles, predominantly terraced properties with commercial uses on the ground floor. Many properties in the area have been altered and appear to have lost traditional features.
8. The site is located on the corner of Beverley Road and Grafton Street within a mixed use area. The appeal site is a modern commercial shop which has no special architectural merit or interest. Whilst the appeal site does not contribute positively to the conservation area, the canopy and roller shutters are prominent additions to the property projecting forward of the regular building line.
9. External roller shutters are noticeable within the area however these are predominately installed against the shop front retaining the building line of the terraces. The canopy and roller shutters are incongruous features in the streetscene.
10. Whilst roller shutters and canopies exist in the surrounding area, none appear comparable to the proposal before me. The materials and design introduce an unsympathetic addition to the area and to the host property itself.
11. My attention has been drawn by the appellant to other shop fronts in the area which are considered to be of poor design. Substantive details have not been provided. I observed during my site visit that the quality of shop fronts in the area varies however this does not justify a poorly designed development. Notwithstanding this each development must be considered on its individual merits, and I have reached my conclusion based on the individual merit of the appeal proposal. I find that the development adds a dominant and alien feature within the immediate area.
12. I conclude that the development diminishes the character and appearance of the conservation area and the host property. There is conflict with Policies 14 and 16 of the Hull Local Plan 2016 to 2032 (2017) which amongst other things seeks to support the delivery of high quality design which preserves or enhances heritage assets.

### **Conclusion**

13. For the above reasons I conclude that this appeal should be dismissed.

*C Pipe*

INSPECTOR