

Appeal Decision

Site visit made on 28 June 2022

by David Fitzsimon MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11TH July 2022

Appeal Ref: APP/E3715/D/22/3292760

53 Alwyn Road, Bilton, Rugby CV22 7QU

- 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 Stephanie Bellet against the decision of Rugby Borough Council.
 - The application Ref R21/1025, dated 4 October 2021, was refused by notice dated 8 February 2022.
 - The development proposed is 'the erection of double storey side extension to existing dwelling house'.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues in this case are the effect of the proposed extension on the character and appearance of the Alwyn Road street scene along with its effect on the living conditions of the occupiers of No. 51 Alwyn Road with particular regard to outlook and access to natural light.

Reasons

Character and appearance

3. The appeal relates to semi-detached property. It is located within a road which is home to a mix of bungalows and dwellings in a variety of styles; with some having being extended to the side.
4. The proposal seeks to add a two storey side extension. The main body of the extension would be slightly recessed from the principal elevation of the host dwelling and the ridge would be lower which would ensure a degree of subservience. The extension would repeat the existing roof form, it would be in scale and proportion with the host dwelling and it would be finished in matching external materials.
5. The proposed extension would be set some 300mm off the boundary with the adjacent property, No. 51 Alwyn Road, which is a traditional bungalow. This bungalow is set off the boundary by the width of its driveway. Whilst the extension would bring two storey built form closer to the adjacent bungalow, given the arrangement I have described, and bearing in mind the varied distances between dwellings within the existing street scene, I am satisfied that a reasonable degree of separation would exist between the two dwellings.

6. For the above reasons, I am satisfied that the proposed extension would sit comfortably within the street scene and it would not appear incongruous. In such terms, I find no conflict with policy SDC1 of the adopted Rugby Local Plan (LP) or the Council's adopted Supplementary Planning Document titled '*Sustainable Design and Construction*' (SPD) which promote high quality design that responds to its surroundings.

Living conditions

7. The adjacent bungalow at No. 51 Alwyn Road has a number of openings along its side elevation facing the appeal property, including a window towards the rear section which I understand serves a kitchen. The proposal would effectively bring the side elevation of the host dwelling much closer to the side elevation of this bungalow. Whilst the section of the proposed extension which would be closest to the kitchen window of No. 51 would be single storey, it would be much taller than the existing fence which runs along the shared boundary. Although the proposed extension would be visually acceptable when seen from the street scene, I consider that it would have an overbearing and oppressive effect for the occupiers of No. 51 Alwyn Road, particularly when viewed from their kitchen.
8. Given the south facing aspect of the affected side elevation of No. 51, I agree with the Appellant that the appeal dwelling already casts a large degree of shadow over this property for prolonged periods of the day. Nevertheless, it seems to me that the two storey addition would only worsen the situation and a further reduction in the levels of natural light available to this dwelling would be unacceptable. I note the Appellant's offer to replace the obscure glazing in the doors located on the side elevation of No. 51 with clear glazing, but this would not adequately mitigate the additional harm.
9. I therefore find that the proposed extension would harm the outlook from No. 51 Alwyn Road and it would further reduce the levels of natural light available to its occupiers at certain times of the day. In this particular regard, the proposal conflicts with policy SDC1 of the LP and the SPD, which also seek to safeguard adequate living conditions for occupiers of neighbouring dwellings.

Other considerations

10. The Appellant explains that additional space is required to meet the needs of a growing family and the specific needs of one of the children, along with the fact that extending would be cheaper than moving. Whilst I sympathise with these personal circumstances, the extension is likely to remain long after they cease to be a material consideration. Furthermore, in the absence of any compelling evidence to the contrary, it seems to me that this may not be the only option for creating additional habitable space.

Overall Conclusions

11. I conclude that although the proposed extension would not harm the character and appearance of the street scene, it would unacceptably harm the living conditions of the occupiers of No. 51 Alwyn Road. The arguments advanced by the Appellant do not outweigh this harm and the associated policy conflict therefore the appeal does not succeed.

David Fitzsimon INSPECTOR