
Appeal Decision

Site visit made on 14 June 2022 by N Unwin BSc (Hons) MSc

Decision by J Hunter BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 July 2022

Appeal Ref: APP/Z2315/D/22/3295500

72 Rosehill Road, Burnley BB11 2QX

- 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 Mrs Sharon Eccles against the decision of Burnley Borough Council.
 - The application, ref. HOU/2021/0437, dated 15 July 2021, was refused by notice dated 25 January 2022.
 - The development proposed is described as 'extension to sides and rear, raise height of ridge and front porch to provide first floor living accommodation'.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue to be considered is the effect of the proposal on the character and appearance of the host dwelling and the surrounding area.

Reasons for the Recommendation

4. The area surrounding the appeal property is characterised by single and two storey dwellings with varying architectural detailing and materials. Properties are generally set back from the highway with their roofs sloping away from the road thus reducing their visual prominence when viewed from the public realm.
5. The appeal site forms a modest single storey dwelling with a hipped roof sloping away from the highway. There is a visual distinction between the main body of the dwelling and the adjoining garage and side extension which are lower in height, mitigating the width of the appeal property when viewed from the public realm.
6. The proposal would raise the ridge height of the host dwelling and replace the hipped roof with a pitched roof. The proposed pitched roof would span the entirety of the dwelling including the existing garage and side extension, with the exception of a proposed single storey front porch which would project beyond the existing principal elevation. The proposal would additionally extend substantially beyond the existing rear elevation.

7. The proposal would create a wide forward-facing gable which would appear incongruous within the street scene by virtue of its scale and design, harming the existing character of the area and host dwelling described above. Due to the appeal site's relationship to the highway, this substantial front gable would appear prominent and oppressive when viewed from the public realm harming the character of the existing street scene.
8. The proposal, both in respect to the considerable gables and protracted side elevations resulting from the significant extension to the rear, would create a monolithic form. This erodes the understated character of the existing dwelling and is detrimental to the character of the wider area.
9. For the above reasons I conclude that the proposed development would have an unacceptable impact on the character and appearance of the host dwelling and surrounding area. Accordingly, I find the proposal would conflict with the objectives of Policies HS5 and SP5 of Burnley's Local Plan (2018) which broadly require development to respect the existing character of the host building and area.

Conclusion and Recommendation

10. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be dismissed.

N Unwin

APPEAL PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

J Hunter

INSPECTOR