



Appeal Decision

Site visit made on 19 August 2022

by L Fleming BSc (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 September 2022

Appeal Ref: APP/R3705/D/22/3299722

4 School Lane, Shuttington, Tamworth B79 0DX

- 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 Rob Diaz against the decision of North Warwickshire Borough Council.
 - The application Ref PAP/2022/0148, dated 15 March 2022, was refused by notice dated 9 May 2022.
 - The development proposed is front and rear dormers with gable end build up.
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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 the area.

Reasons

3. The appeal property is a two-storey modern semi-detached dwelling in a residential area. It is of simple rectangular form with a hipped roof and forms part of a row of similar buildings which are positioned roughly the same distance from the road with similar spaces between them. Thus, the area has a relatively uniform residential character and appearance.
4. The proposal to alter the roof from a hipped end to a pitched roof with gable end, would result in a roof form which would unbalance the pair of semi-detached properties. Furthermore, the proposed small dormer to the front roof slope would be prominent in the street scene and a noticeable feature at odds with the simple and plain roof slopes of the dwellings in the row. For these reasons, the scheme would harm the uniform character and appearance of the area.
5. In reaching these conclusions I have noted the numerous photographs of similar schemes in the village. However, none relate to properties in the immediate vicinity of the appeal site which have the uniform character and appearance I have identified. In any event the full details of those developments are not before me and each proposal must be considered on its merits.
6. I have also considered the comments about the difficulties in finding suitable accommodation in the area to meet the needs of the occupiers and that the proposal represents a viable solution. However, this does not outweigh the

harm to the character and appearance of the area. I have also noted the comments in the Officers Report, which say the proposed hip to gable extensions would be permitted development. However, I have assessed the scheme in its entirety and this element is integral to the proposal.

7. Thus, having taken into account all matters raised, on balance I find the proposal would harm the character and appearance of the area. It would therefore conflict with the development plan particularly Policy LP30 of the North Warwickshire Local Plan (2021) which seeks to ensure new development respects and reflects the existing pattern, character and appearance of its setting.

Conclusion

8. For the reasons given the appeal should be dismissed.

L Fleming

INSPECTOR