



Appeal Decision

Site visit made on 15 September 2022

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26th October 2022

Appeal Ref: APP/D4635/D/22/3304283

61 Castlecroft Road, Castlecroft, Wolverhampton WV3 8BS

- 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 B Sharda against the decision of Wolverhampton City Council.
 - The application Ref 22/00296/FUL, dated 9 March 2022, was refused by notice dated 10 June 2022.
 - The development proposed is double storey side and single and double storey rear extensions and loft conversion.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect on the living conditions of No 59 Castlecroft Road.

Reasons

3. The appeal site is a 2 storey semi-detached property in a row of similarly styled dwellings. Gaps between pairs of dwellings are a characteristic feature and is present between No 61 and No 59 Castlecroft Road. In most cases, where the gap between dwellings has been filled either with garages or side extensions, the development has occurred to both neighbouring properties retaining a level of symmetry between properties.
4. The proposed 2 storey side extension would extend to the boundary of No 61 and come close to the side kitchen window of No 59. Even if there was no impact on light/ sunlight for the occupants of No 59, as suggested by the appellant, the height and massing of the scheme at close proximity would have an overbearing impact and not maintain a spacious feel between the properties, as stated by the appellant. The development would create a poor outlook for the occupants of No 59.
5. The appellant says the scheme is similar to permissions already granted at the site. I disagree. The scheme before me has significantly greater massing on the side elevation being 2 storey in height and having no break in the elevation. There would therefore be a greater massing in close proximity to No 59.
6. The appellant has also referenced another scheme in support of their case. However, based on the information before me the main issue in that case appears to relate to the impact on the character and appearance of the area and therefore is not directly comparable to the case before me, particularly as

the location and circumstances will be different. In any event, each case is determined on its own merits and my assessment is based on the information before me.

7. I acknowledge that the appellant wishes to invest in their property but this is outweighed by the harm that would be caused to the living conditions of the neighbouring property.
8. The development would harm the living conditions of No 59 and as such would conflict with the part of Policy D8 of the Wolverhampton Unitary Development Plan 2011-2011 which identifies that the massing of a proposal should not adversely affect people's amenities.

Conclusion

9. For the reasons identified and taking into account all other matters, including the lack of objection from the neighbouring property, the appeal is dismissed.

K Ford

INSPECTOR