



Appeal Decision

Site visit made on 29 November 2022

by F Wilkinson BSc (Hons), MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 December 2022

**Appeal Ref: APP/V2004/W/22/3297186
275 - 277 Holderness Road, Hull HU8 8TD**

- 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 H Badori of Poundplus against the decision of Hull City Council.
 - The application Ref 21/01534/FULL, dated 25 October 2021, was refused by notice dated 13 January 2022.
 - The development is retrospective application for a canopy to front of retail unit.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The canopy has been constructed. I have determined the appeal on this basis.

Main Issue

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

Reasons

4. The appeal property is located within the Holderness Road District Centre. It fronts onto Holderness Road. The ground floor is in retail use. While noting the changes that have taken place to the frontages of the buildings along Holderness Road, including to the ground floor of the property, its upper storey retains attractive window details which add some visual interest to the building.
5. The canopy comprises a substantial steel frame and steel corrugated roof that runs across the width of the property. It is attached to the property by a number of quite large steel supports that extend from the fascia. I appreciate that the canopy provides cover for the retail goods that are stored outside the shop as well as an additional display area. Such a feature would not necessarily be out of keeping with the character and appearance of this predominantly retail area, and I observed a small number of canopies at premises nearby.
6. However, the canopy that has been constructed has a crude appearance, reinforced by the materials that have been used and the method of attachment to the building. Due to its positioning and scale, extending across the width of the building, the canopy and the steel supports that attach it to the property are prominent in views along Holderness Road from both directions for quite a distance. Overall, while appreciating that traditional shop fronts are no longer readily apparent in the vicinity, the canopy is nevertheless an incongruous

structure which draws the eye and detracts from the character and appearance of the host property and street scene. It fails to support the delivery of the high-quality environment sought by Policy 14 of the 2017 adopted Hull Local Plan 2016 to 2032 (the Local Plan).

7. I therefore conclude that, due to its design and materials, the canopy significantly harms the character and appearance of the host property and area. Accordingly, it conflicts with Policy 14 of the Local Plan, which sets out the criteria important in ensuring the design of development meets the vision and objectives of the city, including the relationship between the development and the surrounding built form in terms of character, detailing and materials.

Conclusion

8. The development conflicts with the development plan taken as a whole. There are no material considerations worthy of sufficient weight that would indicate a decision other than in accordance with it. Therefore, for the reasons given, the appeal should not succeed.

F Wilkinson

INSPECTOR