



Appeal Decision

Site visit made on 26 June 2023

by Jameson Bridgwater PGDipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17th July 2023

Appeal Ref: APP/D4635/D/23/3319153

302 Aldersley Road, Wolverhampton, West Midlands, WV6 9NS

- 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 Bahadur Singh against the decision of Wolverhampton City Council.
 - The application Ref 22/00759/FUL, dated 3 July 2022, was refused by notice dated 15 February 2023.
 - The development proposed is described as 'Extend and improve the driveway.'
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in the appeal is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal property is a brick built semi-detached house that is set back from Aldersley Road. A part of its front garden has been hard surfaced and was being used for the parking of motor vehicles at the time of my site visit. This specific part of Aldersley Road opens up visually when compared to the more urban area that lies generally southwest of the appeal site beyond the Aldersley stadium entrance. It is the combination of green space and the predominantly open plan front gardens that contribute to the spacious verdant suburban character of the immediate area.
4. The proposal would result in the creation of a driveway across the green space/footpath. Although I note that there are a number of existing vehicular/pedestrian crossings on this part/side of Aldersley Road, the green space is still largely intact and consequently performs a valuable streetscape function as originally planned. Therefore, based on the evidence before me and my on-site observations I conclude that the introduction of an additional driveway/vehicular crossing would incrementally erode the green space and thus materially harm the character and appearance of the area.
5. Therefore, it follows that the proposal would conflict with Policies ENV3 and CSP4 of the Black Country Core Strategy. These seek amongst other things to ensure that development is of a high-quality design that contributes to the character and appearance of an area.

Other Matters

6. I have carefully considered the representations of the appellant and I accept that there are no garages or vehicular access to the rear of their property. In doing so I note that they consider that the provision of a vehicular crossing would regularise the existing situation of their vehicles mounting the kerb and crossing the green space to access their hardstanding. Moreover, I have considered their proposition that the proposal could theoretically improve pedestrian and vehicular safety along with potentially reducing parking stress/damage to the green space. However, in their specific case these matters can be simply resolved by vehicles¹ not mounting the kerb or driving across a pedestrian footpath/green space. As such, I am not persuaded by the appellant's suggested benefits, and even if I was, they would not outweigh the harm that I have identified from the proposal on the character and appearance of the area.

Conclusion

7. For the above reasons and having carefully considered all other matters raised. I conclude that the appeal should be dismissed.

Jameson Bridgwater

INSPECTOR

¹ Appellant's appeal statement – 5.0 Conclusion -23 March 2023