



Appeal Decision

Site visit made on 17 July 2023

by Chris Couper BA (Hons) Dip TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2ND August 2023

Appeal Ref: APP/W4223/D/23/3322533

119 Chadderton Hall Road, Chadderton, Oldham OL9 0QP

- 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 Aysha Khanom against the decision of Oldham Council.
 - The application Ref HOU/350740/23, dated 27 March 2023, was refused by notice dated 11 May 2023.
 - The development is a single storey front porch extension.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The development the subject of this appeal is already in place. I have therefore dealt with the appeal on the basis of its retention.

Main Issue

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

Reasons

4. The properties along this part of Chadderton Hall Road are arranged in semi-detached pairs, which are set back an equal distance from the tree-lined highway behind front gardens and forecourts. Their front faces are mainly finished in red brickwork, and they display prominent two storey bay windows, along with other architectural detailing typical of their era. Notwithstanding that some of the properties have been extended or altered, these consistent characteristics give the area a significant sense of cohesion and distinctiveness.
5. The host forms one half of a typical semi-detached pair, but with an existing two storey side extension. Its porch extension sits centrally on the property's front face, and its roof is set well down from the principal roofline, and aligns with the vertically hung tiles on the adjacent bay windows.
6. However, whilst the porch extension is largely open to the front and sides, its roof, including the front facing gable, is substantial in scale. It projects well forward of the host, including its characteristic bay windows. Consequently, it is a prominent and dominant feature in the streetscene, which markedly interrupts the consistent set back of the buildings' front faces when looking along the row.

7. There are a few other single storey front extensions in this part of Chadderton Hall Road. As illustrated at paragraph 2.6 of the appellant's statement, some of those are wider than this scheme. However, those examples either do not breach the established building line to the same degree as this scheme, or their style, with a simple monopitch roof, does not appear as discordant, or draw-the-eye to the same degree as here.
8. Whilst the scheme's black-painted pillars integrate with the colour of the host's windows and rainwater goods, and its roof matches the colour of the main roof, given its scale, siting and design, it jars with the host property, and with other buildings in this streetscene. It has therefore harmed the character and appearance of the host property and the area.
9. As a result, the development conflicts with Policies 9 and 20 of the Oldham Joint Core Strategy and Development Management Policies DPD (2011). Amongst other things, and in general terms, these require high quality design, which reflects the character and distinctiveness of local areas, and does not have an adverse impact on visual amenity.
10. The scheme conflicts with the development plan and, having regard to all other matters raised, including representations by interested parties, the appeal is therefore dismissed.

Chris Couper

INSPECTOR