



Appeal Decision

Site visit made on 3 July 2023 by Darren Ellis MPlan MRTPI

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 05 September 2023

Appeal Ref: APP/T3725/D/23/3319778

5 Kirby Avenue, Woodloes Park, Warwick, Warwickshire CV34 5YY

- 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 Tom Webb against the decision of Warwick District Council.
 - The application Ref W/22/1845, dated 16 November 2022, was refused by notice dated 17 January 2023.
 - The development proposed is the demolition of existing garage and erection of two storey side extension with associated external works and installation of new rooflight.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

4. The effect of the proposed development on the character and appearance of the area.

Reasons for the Recommendation

4. The appeal site is set on a corner plot and comprises a two-storey semi-detached dwelling with an attached single-storey garage to the side. This pair and the adjoining pair are attached at the garages. The resulting group are built largely to the same simple design, although No 11 has a single-storey side extension in place of the garage. Nevertheless, the consistent design of the dwellings contributes positively to the character and appearance of the area.
 5. The Warwick District Council Residential Design Guide 2018 (RDG) states, amongst other things, that side extensions should be set back from the front elevation, down from the ridge and be no more than two-thirds the width of the original property. The first floor would be set back from the front and have a ridge line lower than the main roof. However, the width would appear to be close to that of the existing house. As a result, the extension would not appear subservient, significantly exceeding the two-thirds limit set out in the RDG. The proposed extension would maintain a gap to the side boundary however, it would be out of proportion with, and thus fail to respect the consistency of the wider group.
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6. The existing dwelling is somewhat narrow and an extension that is two-thirds the width of the house or less may not be sufficient to provide rooms that meet minimum space standards. However, it has not been demonstrated that the proposed width is the smallest possible to achieve the minimum space standards, or that the additional rooms could not be achieved in an alternative scheme that does not cause harm in regard to the main issue of the case.
7. For the reasons given, the proposed development would be harmful to the character and appearance of the area, contrary to Policy BE1 of the Warwick District Local Plan 2017 and the guidance in the RDG, both of which seek for development to contribute positively to the character and quality of its environment and to respect surrounding buildings in terms of scale.

Other Matter

8. The appellant's desire to enlarge the building to provide more habitable space, since it is unclear if it could be done another way, would not be sufficient to make the above harm acceptable.

Conclusion

9. There are no material considerations before me worthy of sufficient weight which would indicate that a decision should be made other than in accordance with the development plan. I therefore recommend that the appeal be dismissed.

Darren Ellis

APPEAL PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence and my representative's report and on that basis I dismiss the appeal.

John Morrison

INSPECTOR