



# Appeal Decision

Site visit made on 30 August 2023

**by Mark Caine BSc (Hons) MTPL MRTPI LSRA**

**an Inspector appointed by the Secretary of State**

**Decision date: 13 September 2023**

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**Appeal Ref: APP/M2372/D/23/3323855**

**Cambay Villas, Billinge End Road, Blackburn BB2 6PT**

- 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 Sajid Patel against the decision of Blackburn with Darwen Borough Council.
  - The application Ref 10/23/0218, dated 14 March 2023, was refused by notice dated 18 April 2023.
  - The development proposed is described as 'proposed insertion of entrance portico to front elevation'.
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## Decision

1. The appeal is dismissed.

## Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the existing building and the surrounding area.

## Reasons

3. The appeal relates to a large Victorian villa that originates from the 19<sup>th</sup> century and has been internally amalgamated into one dwelling. It is of stone construction, with the submitted plans showing 2 ground floor entrance doors, with stone surrounds, and 2 projecting ground floor bay windows within its facade. It also has vertically and horizontally aligning stone mullion windows throughout, and prominent gable roof elements.
4. Billinge End Road comprises large dwellings of various ages and styles that sit within spacious grounds. Whilst they are predominantly set back from this highway, presenting softly landscaped frontages, the appeal property is situated in a prominent position, with its gable elevation abutting the back edge of the Billinge End Road footway.
5. The proposal would be constructed in similar materials to those found on the existing building. The openings within it would respect and follow the established vertical and horizontal emphasis of the existing frontage. In addition, its simple flat roof design would help to reduce its massing and be similar to that of the recently approved side/rear ground floor extension. I am also mindful of the appellant's suggested additional floorspace and plot occupancy percentage figures and that the proposal would result in the removal of an existing smaller unattractive porch building.
6. Nevertheless, the proposal would be of a substantial depth, projecting outwardly from the front elevation by approximately 3.8 metres. Although light

may penetrate through the three-panelled floor to ceiling window, the proposal would span across and cover a large proportion of the property's attractive ground floor front elevation, largely concealing a decorative bay window and doorways. As a result, this would appear as a prominent and conspicuous feature that would dominate the ground floor frontage and obscure the traditional architectural detailing and proportions of the original building.

7. Due to its orientation and proximity to Billinge End Road, the discordant effect of the proposal would be readily apparent from along this highway and in the street scene.
8. I therefore find that the proposed development would have an unacceptably harmful effect on the character and appearance of the existing building and the surrounding area. Conflict would thereby arise with Policy 11 of the Blackburn with Darwin Local Plan Part 2 (2015), which requires, amongst other matters, for new development to achieve a high standard of design, respect, enhance and reinforce local character, and make a positive contribution to the surrounding area. It would also not accord with advice within the Council's Supplementary Planning Document 'Residential Design Guide' (2012) and the design objectives of Section 12 of the National Planning Policy Framework.

### **Other Matters**

9. I recognise that the appeal building is located within 'the urban boundary' and that it would allow 2 family households to retain their own entrance door. However, these matters do not outweigh or overcome the harm that I have identified above.

### **Conclusion**

10. For the reasons given above, having taken account of the development plan as a whole, along with all other relevant material considerations, the appeal is therefore dismissed.

*Mark Caine*

INSPECTOR