



Appeal Decision

Site visit made on 15 September 2023

by R Jones BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4 October 2023

Appeal Ref: APP/W4223/D/23/3324741

16 Parkgate, Chadderton, Oldham OL9 0AW

- 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 Nahidul Hoque against the decision of Oldham Council.
 - The application HOU/350484/23, dated 7 February 2023, was refused by notice dated 11 April 2023.
 - The development proposed is single storey front porch.
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Decision

1. The appeal is dismissed.

Preliminary 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 in this case is the effect of the single storey front porch on the character and appearance of the streetscene.

Reasons

4. No.16 Parkgate (No.16) is a two-storey semi-detached dwelling located on the west side of Parkgate on a spur that meets Parkfield. The dwellings on Parkgate are arranged as semi-detached pairs, finished in red brickwork with hipped roof forms and simple fenestration details. Notwithstanding that some dwellings have been extended or altered, there is an overall cohesion to the streetscene.
5. No.16 has been extended over two-storeys and the porch is sited broadly centrally within the front elevation. The porch projects around 2m from the principal elevation, constructed in red brick, with white uPVC windows above, which match the materials of its host. It has, however, been designed with a gabled roof which is around 3.6m in height, the ridge sitting just below the cill of the first floor window. This roof overhangs the porch by 0.5m, supported by white fibre glass columns.
6. This combination of the porch itself and overhanging roof results in an addition that projects well forward of its host and is substantial in scale. I observed that most dwellings on Parkgate and the surrounding roads have a canopy over the front door, but where porches have been added they are typically simple, modest structures without architectural embellishments. Its scale and design

(notably the overhanging roof and columns) means the porch is an unduly prominent feature, which appears incongruous in the streetscene and disrupts its overall cohesion.

7. On the main issue, I therefore, conclude that the porch would cause harm to the character and appearance of the streetscene. Consequently, it conflicts with policies 9 and 20 of the Development Plan Document - Joint Core Strategy and Development Management Policies (2011) which amongst other things requires high quality design that reflects the character of an area and does not have a significant, adverse impact on the visual amenity of the surrounding area.

Conclusion

8. For the reasons given above, I conclude that the appeal should be dismissed.

R Jones

INSPECTOR