



Appeal Decision

Site visit made on 6 November 2023

by C Rafferty LLB (Hons), Solicitor

an Inspector appointed by the Secretary of State

Decision date: 15 November 2023

Appeal Ref: APP/M2372/D/23/3328250

3 Balmoral Road, Blackburn with Darwen, Darwen BB3 2EW

- 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 Frank Eccles against the decision of the Council of the Borough of Blackburn with Darwen.
 - The application Ref 10/23/0309, dated 20 April 2023, was refused by notice dated 1 June 2023.
 - The development proposed is to replace existing flat roof structure with a new pitched roof structure to the existing front entrance porch.
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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 host dwelling and surrounding area.

Reasons

3. The site is an end of terrace dwelling on Balmoral Road, where a range of properties are present. While certain elements of the immediate terrace reflect the more traditional dwellings in the area, it nevertheless has its own distinct and contemporary design. The front elevation of the terraced properties is somewhat simplistic in appearance, with a clear demarcation between the upper and lower levels due to the difference in external finish. The presence of flat roof porch structures over the front entrance to each terraced dwelling contributes to this simplicity and demarcation, while also providing a pleasing sense of consistency to this part of Balmoral Road.
4. The proposal seeks to replace the flat roof porch structure at the appeal property with a new pitched roof structure. While reference has been made to guidance from the Council to avoid flat roof designs within terraced rows, this does not represent policy. In any event, the flat roof structure at the appeal property is an element shared among its immediate group of dwellings such that its presence at the site does not read as a poor design feature in context, but as a considered and deliberate style choice that contributes positively to the streetscene and reflects the design of the dwelling itself.
5. By contrast, the installation of the proposal would read as an out of place addition both at the property and within the shared frontage of the terrace. The pitched porch in a prominent position along the front elevation would be at odds with the more muted, contemporary design of the dwelling. In rising

above the ground floor, albeit to a modest amount, it would slightly obscure some of the upper level, disrupting the demarcation between levels when viewed from the street. Furthermore, its incongruous pitch would serve to dilute the consistent form and appearance along the immediate group of terraced properties, creating a negative visual imbalance with the group as a whole. As a result, the proposal would appear visually jarring and fail to reinforce the established character of the street.

6. For the reasons given, the proposal would have a significant adverse effect on the character and appearance of the host dwelling and the area. It would fail to comply with Policy 11 of the Blackburn with Darwen Local Plan Part 2 Site Allocations and Development Management Policies 2015; the Residential Design Guide Supplementary Planning Document 2012; and the provisions of the National Planning Policy Framework insofar as they seek to ensure good design that demonstrates an understanding of the wider context and makes a positive contribution to the local area.

Conclusion

7. For the reasons given, the proposal would not accord with the development plan when taken as a whole. There are no material considerations that indicate the appeal should be determined other than in accordance with the development plan. I therefore conclude that the appeal should be dismissed.

C Rafferty

INSPECTOR