

Appeal Decision

Site visit made on 1 December 2023

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 December 2023

Appeal Ref: APP/R1845/D/23/3330528

12 Francis Road, Stourport-on-Severn, DY13 8PL

- 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 and Mrs D Horton against the decision of Wyre Forest District Council.
 - The application Ref 23/0570/HOU, dated 1 August 2023, was refused by notice dated 21 September 2023.
 - The development proposed is a first-floor side and rear extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the proposed development on the living conditions of the occupiers of Number 10 Francis Road, with regards to outlook.

Reasons

3. The appeal property is a two-storey semi-detached dwelling, with a flat-roofed single storey extension to the side, located along Francis Road.
 4. The surrounding area is residential and is characterised by the presence of pairs of similar brick-built, two storey semi-detached dwellings set back from the road behind short front gardens, most of which have been converted into parking areas and with gardens to the rear.
 5. During my site visit, I observed that whilst Francis Road itself appears built-up and urban, the presence of rear gardens backing on to each other provides for a strong sense of space and greenery and is an attribute of the area.
 6. The appeal property's existing side extension is built up to the side boundary with Number 10 Francis Road, but its low height means that it does not appear unduly imposing when seen from this neighbouring property.
 7. The proposed development would comprise a two-storey extension along the neighbouring boundary with No 10 and whilst set back slightly from the front elevation at first storey level, the proposal would project to the rear at two storey height for a considerable distance beyond the dwelling's original rear façade.
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8. This would result in a tall, imposing and unduly dominant blank wall rising above and immediately adjacent to, the side of No 10 as well as above a substantial part of the rear garden of No 10 closest to the house.
9. I find that together, the height, blank façade, projection and immediate proximity of the proposed two storey extension would combine to dominate the outlook from the side of No 10, as well as from its rear garden. The proposal would draw attention to itself as an imposing addition. Its blank façade would appear bleak and would, due to its overall scale and immediate proximity, have an oppressive impact on the outlook from No 10.
10. Taking all of the above into account, I find that the proposed development would harm the living conditions of the occupiers of Number 10 Francis Road with regards to outlook, contrary to the National Planning Policy Framework; and to Local Plan¹ Policies DM.24, DM.25 and SP.20 which together amongst other things, seek to protect residential amenity.

Other Matters

11. The appellant, in support of the proposal, draws attention to other developments in the surrounding area. However, there is no substantive evidence before me to demonstrate that each of these comprise developments and/or circumstances so similar to the proposal before me as to provide for direct comparison. Notwithstanding this and in any case, I have found that the proposed development would result in significant harm, and this is not something that is mitigated by the presence of other developments elsewhere.

Conclusion

12. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR

¹ Reference: Wyre Forest Local Plan 2016-2036 (2022).