



Appeal Decision

Site visit made on 17 May 2024

by A.Graham BA(hons) MAued IHBC

an Inspector appointed by the Secretary of State

Decision date: 14th June 2024

Appeal Ref: APP/W4224/Z/24/3337767
381 Oldham Road, Royton, Oldham OL2 6AA

- 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 Abdul Rahim against the decision of Oldham Council.
 - The application Ref: FUL/351802/23 dated 19 October 2023 was refused by notice dated 15 December 2023.
 - The application is for replacement of shutters and boxings, including replacement of shop window and door, repositioning of existing box sign and new main sign.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. Since the determination of this application a revised National Planning Policy Framework (The Framework) was published in December 2023. I have therefore determined this appeal in accordance with the revised provisions within the Framework.
3. The description used in the Council's Decision Notice differs from that used on the Appellant's original application form. I consider that the description of development as used by the Appellant more accurately reflects the nature of the scheme proposed. As such I have used this description accordingly.

Main Issues

4. The main issue is the effect of the proposal upon the character and appearance of the area.

Reasons

5. The appeal property is an end of terrace corner shop located along this busy stretch of Oldham Road. The terrace to which the appeal property belongs maintains a highly distinctive character of red brick, simply proportioned windows, doors, eaves and plinths that contribute much to the traditional character and distinctiveness of the area. Most notably, this row of houses contains typical, though wholly attractive original features such as the decorated classical arch above the front doorways. Such features appear to contain carved stone motifs and a decorated key stone that is central to the doorway on several properties. The appeal property has evidence of one of these arch's remaining although it has been severely damaged.

6. I have evidence before me that a previous shop front and associated security measures were in place to secure the shop window and the doorway in the recent past. The scheme before me now however has sought to remove this older shop front and install a near full length black painted metal box shutter to cover both door and window at the same time using one single security shutter. This box shutter protrudes some way off the front of the building and, when closed at least, its frame and shutter obscure any sign of the historic shop front beneath.
7. As a result of this installation the property now appears to lack any architectural synergy with its neighbours and any remaining historic features, that are so important to the area, have been covered up. This scheme therefore introduces a visually intrusive addition to this building and causes significant harm to the character and appearance of the streetscene. It has also contributed to an erosion of important architectural elements that contribute to the sense of place and remaining quality that these buildings possess.
8. As such, this proposal would cause serious harm to the character and appearance of the area so as to bring it into conflict with the criteria contained within Policies 9 and 20 of the Oldham Joint Development Plan Document (the Local Plan) as well as the aspirations for good design as required by The Framework. As such this appeal must fail.

Conclusion

9. For the reasons given above, and taking into account of all other matters raised, I dismiss the appeal.

A Graham

INSPECTOR