



Appeal Decision

Site visit made on 28 May 2024

by U P Han BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17th June 2024

Appeal Ref: APP/W1850/W/24/3337092

Post Office, 99-101 Old Eign Hill, Hereford HR1 1UA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Shanmugasuntharam Kathirgamuttiah of Tupsley POS Limited against the decision of Herefordshire Council.
 - The application Ref is 233083.
 - The development proposed is erection of a flat roofed single storey extension.
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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 property and the surrounding area.

Reasons

3. The appeal site is a two storey link detached property with a convenience store and post office on the ground floor and residential above. While the surrounding area is predominantly residential, the appeal site is located within a small parade of two other commercial premises, one being a beauty salon next to the appeal site, and the other a hairdresser which is separated by an access road leading to a garage area to the rear of the site. The appeal site and beauty salon have a large paved forecourt and there is a narrow pavement and small parking area on Old Eign Hill in front of the properties.
4. The style of properties in the surrounding area is varied but there is a clear building line on the north side of Old Eign Hill with properties set back consistently from the road, including the three commercial properties. The front extension would span the full width of the appeal property and occupy almost its entire forecourt. It would project well beyond the established building line and be near to the pavement. The extension by virtue of its size and position would visually dominate the host property and appear as an incongruous feature in the street scene.
5. The appellant considers that an alternative roof form to that proposed would be far more conspicuous in the street. That might be the case, nevertheless, the proposal's expansive scale and encroachment into the forecourt area would be highly prominent in the street, particularly in the context of the open frontages that line Old Eign Hill.
6. For these reasons, I conclude that the development would unacceptably harm

the character and appearance of property and surrounding area. It would therefore be contrary to Policies LD1 and SD1 of the Herefordshire Local Plan Core Strategy which seek to ensure, amongst other things, that the design of development is influenced by the character of the area and respects the scale, height, proportions and massing of surrounding development. It would also be at odds with the National Planning Policy Framework (the Framework) which promotes good design.

Other Matters

7. The appellant has sought to justify the front extension on the grounds that a rear extension would not be possible because of the restricted space to the rear of the appeal site. However, issues relating to land ownership have no material bearing on my assessment of the planning issues in this appeal.
8. While I note that the Framework requires policies and decisions to help create the conditions in which businesses can invest, expand and adapt, it also requires development to be well designed, visually attractive and sympathetic to local character.

Conclusion

9. The proposal conflicts with the development plan and the material considerations do not indicate that the appeal should be decided other than in accordance with it.
10. For the reasons given above the appeal should be dismissed.

U P Han

INSPECTOR