

Appeal Decision

Site visit made on 9 September 2024

by Katie McDonald MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 September 2024

Appeal Ref: APP/M3455/D/24/3347500

2 Willow Grove, Blurton, Stoke-on-Trent ST3 2AD

- 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 S Madden against the decision of Stoke-on-Trent City Council.
 - The application Ref is 70663.
 - The development proposed is a two storey side and single storey rear extensions with internal alterations.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey side and single storey rear extensions with internal alterations at 2 Willow Grove, Blurton, Stoke-on-Trent ST3 2AD in accordance with the terms of the application, Ref 70663, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with approved plans: Block and Location Plan, and JPK/23/5097/3 Revision C.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. This is the effect of the proposal on the character and appearance of the area.

Reasons

3. Located on the corner of Willow Grove and Brookside Drive, the property is a 2 storey semi-detached house. The property, and its adjoining pair, face the corner at a 45° angle, with dwellings on the south side of Brookside Drive and north of the property fronting directly onto the respective roads. The opposite corner of Willow Grove contains another pair of corner facing semi-detached houses. The area is residential and suburban, with properties generally constructed from brick under hipped tiled roofs.

4. The proposal is for a 2 storey side extension and single storey rear extension. The 2 storey extension will project to the side, parallel with the front wall, before returning on an angle to meet the front building line of Willow Grove. The rear extension will wrap around the back of the house, projecting around 2.3m from the rear wall.
5. Whilst the location on the corner is more prominent than other front facing dwellings, the design and layout of the 2 storey extension would respect the building lines and address both street frontages. It would be significantly set back from the front elevation, and coupled with the particularly subservient ridge height, would not be overbearing in the street scene.
6. Thus, the scale and massing would be appropriate and sympathetic, and this would not adversely affect the pattern of development. This is because the design of the proposal, even if an unconventional shape, would still enable the property to be read as a corner plot, with the front elevation remaining the focal point. It would be an effective use of land and would contribute positively to the character of the existing house and the wider area overall.
7. Therefore, the proposal would have an acceptable effect on the character and appearance of the area. This would comply with Policy CSP1 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (October 2009), which seeks to ensure new development is well designed, contributing positively to an areas identity in terms of scale, density and layout. There would also be compliance with the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (December 2010), which seeks to guide well designed residential extensions, and the National Planning Policy Framework, which seeks to achieve well designed and beautiful places.

Other matters

8. Concerns are raised that the proposal could result in loss of light and privacy. There are no windows proposed in the side elevation, and rear facing windows would overlook the rear garden of the appeal property. There may be a small reduction in direct afternoon or evening sunlight to the side elevation of 4 Willow Grove, depending on the time of year. However, this would not result in unacceptably adverse living conditions for the occupiers of No 4 given daylight would still be able to pass through.

Conditions

9. The plans are listed for certainty, and it would be necessary for the materials to match to ensure a suitable external appearance.

Conclusion

10. For the reasons set out above, the appeal is allowed.

Katie McDonald

INSPECTOR