



Appeal Decision

Site visit made on 2 September 2024

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 September 2024

Appeal Ref: APP/D4635/W/24/3343371

179 Wellington Road, Bilston, Wolverhampton WV14 6RN

- 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 Davinder Singh against the decision of Wolverhampton City Council.
 - The application Ref is 24/00089/FUL.
 - The development is First Floor Extension To Training Area & New Ground Floor Reception Area With New Entrance.
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Decision

1. The appeal is dismissed.

Main Issue

The main issue in this appeal is the effect of the proposed development on the character and appearance of the area.

Reasons

2. The site is within a mixed-use area comprising commercial and residential properties. The appeal site is a commercial unit situated on a prominent corner of Wellington Road and Stowheath Lane. The appeal site is irregular in shape encompassing buildings of single and two storey set behind a large rendered wall fronting Wellington Road.
3. The proposed development would extend the building to the rear of the site at first floor. Whilst the first floor extension would be set back on the site, the design and scale would be bulky and disproportionate on the modest appeal property.
4. Building design and form vary within the immediate area, notwithstanding this the proposed development would appear an awkward addition which would be dominant and incongruous to the streetscene. I conclude that the proposed development would harm the character and appearance of the area.
5. There is conflict with Policies D6 & D9 of the Wolverhampton Unitary Development Plan 2001-2011 (2006) and Policy ENV3 of the Black Country Core Strategy (2011) which seek amongst other things to ensure developments have regard to the local context, are high quality and positively contribute to the character of the area.

Conclusion

6. For the above reasons I conclude that this appeal should be dismissed.

C Pipe

INSPECTOR