



Appeal Decision

Site visit made on 19 November 2024 by L Clark MSc MRTPI

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2 December 2024

Appeal Ref: APP/N4720/D/24/3350681

117 Rookwood Avenue, Leeds, West Yorkshire LS9 0NN

- 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 Christopher Bilclough against the decision of Leeds City Council.
 - The application Ref is 24/02494/FU.
 - The development proposed is a single storey extension to front elevation.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matter

3. The description above is taken from the application form that also confirms the retrospective nature of the appeal scheme which the Council have confirmed. At the time of my site visit, the development was part constructed. I have proceeded on this basis.

Main Issue

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

Reasons for the Recommendation

5. The appeal site is a mid terrace property in a group of four. The area is made up of groups of similar terraced and semi-detached dwellings that are set back from the roadside with front gardens and balanced frontages. There are a number of terraced properties that have small canopies over the front door but otherwise the dwellings are largely unaltered to their frontage, in line with each other and simple in their design. These factors combine to create a pleasant sense of uniformity and originality that contributes positively to the character and appearance of the area.
6. The appeal scheme would be an incongruous feature that would introduce an awkward block to the otherwise simple frontage of the terrace. It would be inconsistent with other properties on Rookwood Avenue and interrupt the balance and uniformity of the terrace. These effects would be exacerbated by

the location of the extension on the front elevation, and a slightly raised land level from the road.

7. The proposed development would therefore harm the character and appearance of the area. Resultantly, it would conflict with Policy P10 of the Leeds City Council Core Strategy as amended 2019 and Policies GP5 and BD6 of the Leeds Unitary Development Plan 2006 which are concerned with development being appropriate for its location amongst other things.

Conclusion and Recommendation

8. For the reasons given above, the appeal scheme would conflict with the development plan and there are no sufficiently weighty material considerations to indicate a decision other than in accordance therewith. I therefore recommend that the appeal should be dismissed.

L Clark

APPEAL PLANNING OFFICER

Inspector's Decision

9. I have considered all the submitted evidence and my representative's report and on that basis the appeal is dismissed.

John Morrison

INSPECTOR