



Appeal Decision

Site visit made on 17 December 2024

by S Harrington MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 December 2024

Appeal Ref: APP/U4610/D/24/3352008

23 The Arboretum, Coventry CV4 7HX

- 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 Krishnasamy Sivakumar against the decision of Coventry City Council.
 - The application Ref is PL/2024/0000763/HHA.
 - The development proposed is rear, side, front single storey extension, garage change of use and internal alterations.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site is within a well-established residential area characterised by two storey detached dwellings within plots which feature landscaped frontages that provide an open and pleasant suburban character. Whilst surrounding properties do feature some variation in footprint, they are of generally similar scale and exhibit uniform architectural features such as small dormer windows with mock-period detailing. The uniform architectural features positively contribute to and forms a distinctive part of the character and local identity of the immediate area.
4. The Councils' Householder Design Guide Supplementary Planning Document 2023 provides guidance on matters including extensions. It outlines that, amongst other things, front extensions are generally not acceptable unless appropriately designed and distinctive features of the host dwelling should be maintained.
5. Whilst the proposed gable window extensions would retain subservience to the existing larger gable at the property and the overall ridge height would be maintained, the proposal would result in the loss of small dormer windows. This would result in the notable loss of an important distinctive architectural feature thus eroding uniformity and the character of the area.
6. Moreover, the replacement of the cat-slide roof slope with window gables, in combination with the wrap around single storey extension, which would be conspicuous due to its shallow pitch hipped roof, would result in significantly

greater visual massing and bulk. Such massing and bulk would appear visually intrusive, particularly given the prominent position of the appeal property at the head of the cul-de-sac and would not be reduced by the proposed modest planting, or suggested use of mesh reinforced grass.

7. Consequently, I conclude that the proposal would harm the character and appearance of the area and would conflict with policies H5 and DE1 of the Coventry City Council Local Plan 2017. These policies seek, amongst other things, to ensure that development features high quality design that enhances the surrounding residential environment and positively contributes to the character of the area.

Conclusion

8. For the reasons given above, I find that the proposal would conflict with the development plan, read as a whole. No material considerations, individually or cumulatively, indicate that a decision should be taken otherwise than in accordance with it. Therefore, the appeal is dismissed.

S Harrington

INSPECTOR