

Appeal Decision

Site visit made on 9 May 2025

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 May 2025

Appeal Ref: APP/W4223/D/25/3362903

1 Marfield Avenue, Chadderton, Oldham, OL9 8PN

- 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 Abdul Ali against the decision of Oldham Council.
 - The application Ref is HOU/353554/24.
 - The development proposed is a retrospective application for 2No gable roofs in lieu of hipped. Ground floor and first floor extensions.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The appeal property has planning permission for a two storey side/rear extension and single storey rear extension¹. The extensions have been built but are not in accordance with the permission.
3. In addition to the application the subject of this appeal, the appellant also submitted a planning application for a front porch². This application was refused by the Council and is the subject of a separate appeal decision³.

Main Issue

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

Reasons

5. The appeal property is located in a residential area and comprises a two storey, brick and tile-built end of terrace dwelling within a short row of four dwellings. The appeal property is situated in a residential area, with two other similar short rows of four dwellings close by on Marfield Avenue.
6. The appeal property is located close to Denton Lane, which is characterised by the presence of older brick and slate-built two storey terraced dwellings.

¹ Reference: HOU/351328/23.

² Reference: HOU/353914/24.

³ Reference: APP/W4223/D/24/3364458.

7. Unlike dwellings along Denton Lane, which are set close to the road behind low walls and narrow front garden areas, the three rows of four dwellings along Marfield Avenue are set back from the road behind parking areas and/or gardens. This affords Marfield Road a sense of spaciousness as one enters it from Denton Lane.
8. Further to the above, during my site visit, I observed that the three rows of four dwellings appear very similar in form. With the exception of the appeal dwelling, each of the end dwellings in each row has a hipped roof. I also observed that the ground floors of dwellings have bay windows with mono-pitch roofs above and each row of dwellings has a central passageway.
9. These similarities, together with the common use of red brick and tile materials, results in an attractive sense of uniformity. Whilst I observed during my site visit that there are examples of dwellings in the locality that have been extended and/or altered, such changes do not generally detract from the area's spacious and uniform attributes.
10. The development includes the creation of two gable roofs. The first of these is above the rear extension and results in the creation of a large pitched roof with a rear gable. This element of the roof extends at the same height as the main ridge and results in a feature that draws attention to itself as a prominent, large and bulky feature.
11. The roof above the side extension also extends from the main ridge and this results in a large gable roof that appears large, bulky and out of character with the surrounding area – which is otherwise notable for the uniform qualities of its short terraces of four dwellings with hipped roofs to either end.
12. Taken together, I find that the development results in a large, bulky and relative to its surroundings, a conspicuously top-heavy development that overwhelms the original character of the host dwelling and fails to appear subordinate to it; and which appears incongruous within its wider setting.
13. Taking all of the above into account, I find that the development harms the character and appearance of the area, contrary to the National Planning Policy Framework and to Policy JP-P1 of the Places for Everyone Plan (2024), which together amongst other things, seek to protect local character.

Other Matters

14. In support of his case, the appellant refers to housing along nearby Denton Lane, where there are examples of rows of dwellings with a gable roof at one end of the row and a hipped roof at the other end. However, I viewed these other examples during the course of my site visit and noted that both their form and their surroundings differ considerably to those of the appeal dwelling and the row of dwellings within which it is located. I find that the examples referred to do not provide for direct comparison.
15. Notwithstanding this and in any case, I have found that the development the subject of this appeal results in harm and hence the decision below.

Conclusion

16. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR