



Appeal Decision

Site visit made on 6 June, 2025

by A.Graham BA(hons) MAued IHBC

an Inspector appointed by the Secretary of State

Decision date: 30 June 2025

Appeal Ref: APP/U4610/D/25/3364698

13 Torcross Avenue, Coventry CV2 3NE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Singh against the decision of Coventry City Council.
 - The application Ref is PL/2024/0002442/HHA.
 - The application is for erection of a front porch and canopy extension and erection of a rear outbuilding (retrospective).
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Decision

1. The appeal is dismissed.

Main Issues

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

Procedural Matter

3. The scheme before me is retrospective as development has already been carried out and I have assessed the scheme accordingly.
4. The scheme also included a rear outbuilding and it was common ground between the parties that such an outbuilding was acceptable. As such the decision below is concerned with the frontage alterations only.

Reasons

5. The appeal property is a mid terrace house of brick construction with a double height box bay window to its frontage and rosemary tiles to its roof. This bay feature, and the rosemary tiles, are a typical architectural element within the streetscene here and several adjoining properties exhibit the same such elements. In this sense I consider that the bay feature and materials used are positive attributes of the street and contribute to a rhythm and architectural interest to the area.
6. The scheme before me seeks retrospective permission for the alteration of windows to this front elevation and the erection of a lean too canopy and porch building around the front door.
7. In assessing this appeal I am aware of the Council's Householder Design Guide Supplementary Planning Document (SPD) and Policy DE1 of the Coventry Local

Plan (2017) that both seek to enhance the quality of new development within the city.

8. In this case, although the porch extension has been undertaken in brick, the structure has somewhat eroded the rhythm of the street as it relates to the distinctive square box bay windows along this stretch of Torcross Avenue. As a result some of this rhythm and architectural form has been diluted.
9. This would not perhaps be so harmful were it not for the use of poor quality materials to the lean too roof and the alteration of the form of windows within this front elevation that have altered the proportion of the openings here and further divorced this property from the terrace to which it belongs. These have therefore introduced alien design features that further erode the quality of the street scene.
10. As such, the proposal before me does cause harm to the character of the streetscene here that would bring it into conflict with the above policies including DE1 of the LP, the Householder Design Guide SPD and the aspirations for good design as contained within the Framework itself.

Conclusion

11. Ultimately, this scheme has introduced a poor quality of development within the area and has caused harm to the streetscene. As such, for the reasons given above, and taking into account of all other matters raised, I dismiss the appeal.

A Graham

INSPECTOR