



Appeal Decision

Site visit made on 15 July 2025

by Mr C J Tivey BSc (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 July 2025

Appeal Ref: APP/V4630/D/25/3365485

7 The Cloisters, Walsall WS4 2AJ

- 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 Wajid Hussain against the decision of Walsall Council.
 - The application Ref is 25/0293.
 - The development proposed is for a ground floor front extension, rear double storey extension, 4no skylights in loft & roof change from gable to hip at rear elevation of property.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The site is located within a residential cul-de-sac, comprising a number of house types, but forming a single development. No7 comprises a detached house with an asymmetrical four-sided hipped roof over the main range and a two storey gable projection to the front. The principal elevation also includes a canopy over the main entrance and dining room window which appears to have been converted from an integral garage at some point in the past.
4. The appeal dwelling is similar in design to nos 5, 9 and 11 The Cloisters, but the proposal would see a sizable gable fronted single storey extension constructed upon the principal elevation. I consider that this in itself would detract from the prevailing pattern of development in the locality through the addition of an obtrusive feature which would pay little regard to the existing street scene. I note the example of a carport design at 1 The Cloisters, however ultimately each case must be assessed on its own merits.
5. Combined with the proposed alteration to the rear including a two storey element that would project beyond the existing north west flank elevation, the scheme would give rise to an incongruous form of development which would be harmful to the character and appearance of the area. There may be scope to provide second floor accommodation within the loft space, and I note that no 3 has a full height rear gable elevation extension, but I am not convinced that the proposal before me is the only solution. Therefore, with respect, I consider that the proposed

development would appear overly bulky and discordant and would fail to blend with the host property and would detract from the visual harmony of the street scene.

6. I therefore find that the proposal would be harmful to the character and appearance of the area and the proposal is contrary to Policies GP2 and ENV32 of the Walsall Unitary Development Plan March 2005 and Policies CSP4 and ENV3 of the Black Country Core Strategy Adopted February 2011 which together expect all developments to make a positive contribution to the quality of the environment; stipulating that poorly designed development or proposals which fail to properly take account of the context of surroundings will not be permitted having regard to, amongst other things, the appearance of the proposed development and the height, proportion, scale and mass of proposed building/structures.

Conclusion

7. Having regard to the above and all other matters raised, I conclude that the appeal be dismissed.

C J Tivey

INSPECTOR