



Appeal Decision

Site visit made on 15 September 2025

by **P D Sedgwick BSc (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 29 September 2025

Appeal Ref: APP/D4635/D/25/3369824

28 Gibbons Road, Wolverhampton WV6 0JD

- 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 Yasin Mahmood against the decision of Wolverhampton City Council.
 - The application Ref is 25/00689/FUL.
 - The development proposed is First floor side extension.
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Decision

1. The appeal is allowed and planning permission is granted for First floor side extension at 28 Gibbons Road, Wolverhampton WV6 0JD in accordance with the terms of the application, Ref 25/00689/FUL, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in strict accordance with the following approved plans: Location Plan; Amended Block Plan; 2944/P100.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Preliminary Matter

2. I have taken the description of the development in the banner heading above from the council's decision notice, avoiding superfluous wording, as this gives a more concise description of the development proposed.

Main Issue

3. The main issue is the effect of the proposed development upon the character and appearance of the surrounding area.

Reasons

4. The appeal property is a semi-detached house on the corner of Gibbons Road and Growther Grove. It shares the same design as houses on both streets, which consists of a ground floor bay window next to a 2 storey front projecting bay with a hipped roof.
5. In common with other corner plots, the house is set back from the pavement at the front and side but the gap at the side has been partly filled by an existing single

storey side extension. Consequently, at ground floor level, the side of the house no longer aligns with the front building line of houses along Growther Grove, and its open aspect, when viewed from within Growther Grove, has reduced. In my view the contribution that the gap at the side of the property makes to the street scene is not especially significant compared to the corner plot opposite at No 26, which is on a bend in the road and has a wider frontage and larger gap between its side extension and main house.

6. The appeal property's rear garden contributes more to the open character of the street at this corner location, in terms of providing an important gap separating the host property from houses on Growther Grove, as a result of which the appeal property relates more to neighbouring houses on Gibbons Road than those on Growther Grove.
7. The proposed development would add a first floor extension above the existing side extension. It would be set back 1.06m from the front projecting bay and slightly down from the main roof ridge. Its pitched roof would be at the same angle as that of the main house and would thus accord with the advice in the council's Extensions to Houses Supplementary Planning Guidance Note 4 (SPG).
8. When viewed from the front, the extension would appear subservient to the main house and a gap would be retained between the side wall and the side boundary. Approaching from the southeast, along Gibbons Road, the extension would be mostly obscured by the neighbouring houses. From the other direction the road bends in at the junction so that views are of the side of the house and the rear garden. From this direction the extension would have little impact on the open character of the street corner as it would appear subservient and would not encroach into the rear garden.
9. Looking southeast towards the appeal site from within Growther Grove, the proposed development would slightly reduce the amount of sky from that which can currently be seen above the single storey extension. However, from this direction views are to the side of No 26 and across Gibbons Road towards a detached house on the corner of a staggered junction where Growther Grove continues. Space either side of these houses contributes more to the open character of the junction from this view than the appeal site and would remain unaffected.
10. I therefore conclude that there would be no conflict with Policy ENV2 of the Black Country Core Strategy (2011) and Policies D4, D6 and D8 of the Wolverhampton Unitary Development Plan (2006) and the SPG which require development to preserve local character.

Conclusion and Conditions

11. For the reasons given above, I conclude that the appeal should be allowed.
12. I have attached the standard time limit condition and a plans condition as this provides certainty. I have also added a condition concerning materials to ensure a satisfactory appearance.

P D Sedgwick

INSPECTOR