
Appeal Decision

Site visit made on 8 September 2025

by T Wood BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 07 October 2025

Appeal Ref: APP/U3935/D/25/3367876

14 Canton Road, Middleleaze, Swindon, SN5 5TP

- 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 M Findik against the decision of Swindon Borough Council.
 - The application Ref is 25/0517.
 - The development proposed is retrospective front porch, but add a gable roof over the existing flat roof.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The front porch has already been built and the proposal intends to construct a pitched roof over it with a front gable.

Main Issue

3. The main issue in this appeal is the effect of the development on the dwelling and the surrounding area.

Reasons

4. The proposal relates to this 2 storey, semi-detached house which is located in a residential area. The area contains houses of similar styles and a number of the designs are repeated throughout the area. Prior to the construction of the appeal proposal, the house had a modest front porch, along with many others in the area.
5. The proposal has enlarged the porch considerably and it is now within a very short distance of the pavement. It projects well beyond any other porches in the immediate area and is prominent within the street-scene. Many other properties in the area have modest front projections in the form of porches and some incorporating the front part of the garage. None that I observed has the same prominence or visual impact that the proposal has.
6. I consider that the porch represents a disproportionate addition to the front of this property. It extends well beyond the adjacent bay and considerably further than other porches in the area. It has a harmful and dominating visual effect and fails to harmonise with the design and appearance of the existing house and its neighbours. The proposed alterations to the roof would do very little to resolve the harmful effects of the porch.

7. The appellant states that the Council often gives permission for front extensions of different sizes. However, the appellant offers no examples to support that statement and I saw no similar examples in the surrounding area.

8. Taking account of the above, the development is in conflict with Policy DE1 of the Swindon Borough Local Plan. In addition, it conflicts with the advice contained in the Council's Residential Extensions and Alterations Supplementary Planning Document.

Conclusion

9. For the reasons given above the appeal should be dismissed.

T Wood

INSPECTOR