



Appeal Decision

Site visit made on 12 November 2025

by Penelope Metcalfe BA(Hons) MSc DipUP DipDBE MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 19 November 2025

Appeal Ref: APP/D1835/D/25/3373529

22 Burleigh Road, Worcester, WR2 5QT

- 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 and Mrs M Jamil against the decision of Worcester City Council.
 - The application Ref is 25/00620/HP.
 - The development proposed is two storey side extension.
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Decision

1. The appeal is dismissed.

Main issue

2. I consider that the main issue in this case is its effect on the character and appearance of the area.

Reasons

3. 22 Burleigh Road is a two storey semi-detached house located on a corner site in the established residential area of Dines Green. This is characterised by a fairly formal pattern of development with similar two storey semi-detached houses with hipped roofs and terraced housing along regular building lines. The properties are set back from the road and from the corners at road junctions thus giving the area as a whole a spacious appearance.
4. Policies relevant in this case include SWDP21 of the South Worcestershire Development Plan 2016 (the development plan) which, among other things, requires development to be of high quality design, to complement the character of the area and to be of a scale, height and massing appropriate to the setting of the site.
5. The Council's Supplementary Planning Document *South Worcestershire Design Guide* offers advice on, among other things, detailed matters of the design of residential extensions.
6. I consider that the proposed two storey extension would result in an excessively large and bulky addition to the existing house by virtue of its width and depth. The front elevation of the existing house facing the northeast/southwest part of Burleigh Road is approximately 6.7m wide and, at approximately 5.4m wide, the proposal would appear almost as wide again as the existing. Although it would be set down from the main ridge height and

back slightly from the front elevation, it would project beyond the rear elevation and be clearly visible as a prominent and disproportionate mass out of keeping with the strong building line along the northwest/southeast part of Burleigh Road.

7. No. 22 is located in a prominent position on a corner. The junctions and bends of the roads in the estate have an open spacious appearance and I consider that the proposal would have a significant adverse impact on this characteristic feature of the area.
8. I conclude that the proposal would harm the character and appearance of the house itself and the wider street scene, contrary to development plan policy SWDP21 and the advice in the SPD.
9. For the reasons given above, the appeal is dismissed.

PAG Metcalfe

INSPECTOR