

Name of Appellant	Plan Ref/Proposal/Decision
Mrs Margaret Buckley	11/0990 – HR – Two storey domestic extension. Appeal Decision: Allowed – 11.06.12

Report for information

Appeal made against the refusal of planning permission

Appeal Reference	APP/P1805/D/12/2175182
Planning application	11/0990
Proposal	Proposed First Floor Extension

Location	43 Avoncroft Road Bromsgrove Worcestershire B60 4NG
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Ward	Furlongs Ward
Refused	06.02.2012

The author of this report is Harjap Rajwanshi who can be contacted on 01527 881399.

Discussion

The main issue is the effect of the proposed extension on the character and appearance of the surrounding area.

The appeal building consists of a detached house that is located within a row of 4 detached houses with similar designs on the north side of Avoncroft Road. It is within a predominantly residential area that is characterised by relatively new detached houses, mainly with attached garages, that have a variety of designs and some have been altered and extended. This results in the space between adjacent buildings being varied and, as such, this feature does not make an important contribution to the character and appearance of the area.

The proposed first floor extension would be set back some 6m from the front building line behind the pitched roof to the attached garage at the side of the house and the front of the adjacent house at No 45. Its pitched roof would be lower than the existing pitched roof of the house. As such, the main building would remain as the dominant feature and the extension would not be prominent in the street scene. It would therefore comply with the Council's Supplementary Planning Guidance Note 1: *Residential Design Guide* as it would be set back from the front of the house and would have a roof ridgeline set lower than the existing, making it subordinate to the original house.

Although the extension would fill part of the gap between dwellings at first floor level, its lower roof, set back behind the pitched roof to the garage and its modest size would ensure that it would not harm the character and appearance of the area. Also, the remaining gap would not be significantly different from that between the detached houses on the opposite side of the road, which have a first floor over their garages, and the end house in the row at No 47 has already been extended over its garage.

For the reasons given above, the Inspector found that the proposal would not have an adverse effect on the character and appearance of the surrounding area. As such, it would accord with Worcestershire County Structure Plan Policy CTC.1 and Bromsgrove District Local Plan 2004 Policies DS13 and S10. The Inspector considered the policies in the National Planning Policy Framework but, in the light of the facts in this case, they did not alter the Inspector's conclusions.

Therefore, having regard to all matters raised, the Inspector concluded that the appeal should succeed.

Costs of application

No application for costs was made.