

APPEAL BY MR A RASHID AGAINST THE DECISION OF THE COUNCIL TO REFUSE PLANNING PERMISSION FOR A TWO-STOREY SIDE EXTENSION, SINGLE-STOREY EXTENSIONS AND REPLACEMENT DETACHED GARAGE AT 64, BASFORD PARK ROAD, BASFORD, NEWCASTLE-UNDER-LYME

<u>Application Number</u>	15/00595/FUL
<u>LPA's Decision</u>	Refused under delegated powers 14th September 2015
<u>Appeal Decision</u>	Dismissed
<u>Date of Appeal Decision</u>	2nd March 2016

The Inspector considered the main issue to be the effect of the proposal on the character and appearance of the area.

In dismissing the appeal the Inspector made the following comments:

- The appeal relates to one half of a pair of semi-detached dwellings that is located on a prominent corner location.
- The proposed two-storey side extension element would be of a substantial width, which the appellant accepts is around 75% of the original building. It would also project outwardly at two-storey level to the rear. In combination with the single-storey extensions it would add significant width and bulk to the original dwelling and increase its prominence at what is already a key local site. These factors, along with the varying roof forms would result in a dominant and oversized addition that would not be subordinate or sympathetic to the size, scale and design of the original dwelling. Furthermore, due to the relatively exposed corner location of the appeal site, the discordant nature of the proposal would be plainly noticeable from the Basford Park Road and May Avenue highways and the windows of neighbouring properties.
- Although the appellant has referred to examples of other side and rear extensions in the surrounding area, the Inspector saw nothing that persuaded him that this appeal is acceptable in this location. In any case, the appeal has been determined on its own merits.
- The proposal would have a significantly harmful effect on the character and appearance of the dwelling and the surrounding area.
- The appellant has put forward a number of other matters in support of his case including his family's need for extra space, sufficient car parking and the lack of harm to neighbouring properties. These matters would not outweigh or overcome the significant harm that the proposal would cause.
- The appeal is dismissed.

Your Officer's Comments

That the decision be noted.