

**APPEAL BY MR TOM FOX AGAINST THE DECISION OF THE COUNCIL TO REFUSE PLANNING PERMISSION FOR A FIRST FLOOR EXTENSION TO FORM A NEW BEDROOM AT 11, WOODSIDE, MADELEY**

<b><u>Application Number</u></b>	<b>17/00186/FUL</b>
<b><u>LPA's Decision</u></b>	<b>Refused under delegated powers 3<sup>rd</sup> May 2017</b>
<b><u>Appeal Decision</u></b>	<b>Dismissed</b>
<b><u>Date of Appeal Decision</u></b>	<b>26<sup>th</sup> September 2017</b>

The Inspector considered the main issue to be the effect of the proposed extension upon the character and appearance of the area.

In dismissing the appeal, the Inspector made the following comments:

- The appeal dwelling is at the end of a cul-de-sac from which the proposed extension would be clearly visible. The extension would be very wide, deep and of an irregular shape. Its large size, unusual shape and flat roof would look out of proportion and incongruous with the fairly symmetrical proportions of the main part of the house which has a pitched roof.
- Whilst there are other flat roofed extensions in the road, these are smaller and not directly comparable to the appeal proposal.
- For the above reasons, the proposed extension would harm the character and appearance of the area and conflict with policies in the Development Plan which seek to protect the character of the townscape, which includes that an extension should not detract materially from the character of the original dwelling.
- The appeal is dismissed.

**Recommendation**

That the decision be noted.