

## APPEAL DECISION

First Floor Rear Extension at 5 Ashcroft Road, Wolstanton. Mr Malcolm Du Bois

Application Number: **12/00351/FUL**

LPA's Decision: **Refused under delegated powers on 4 August 2011**

Appeal Decision: **The appeal was allowed**

Date of Appeal Decision: **14 August 2012**

The full text of the appeal decision is available to view on the Council's website (as an associated document to application 12/00351/FUL) and the following is only a brief summary.

The Inspector considered the main issue to be the effect of the proposal on the appearance of the dwelling and on the living conditions of neighbours.

In **allowing** the appeal, the Inspector made the following comments:

- The property is a semi-detached house in a residential area which has previously been extended at the rear; full width on the ground floor and in the centre in the first floor.
- The existing first floor rear extension design is to avoid overlooking properties to the rear and to have regard to the attached No 7. Consequently its appearance is unusual. The odd appearance of the proposed extension would therefore not be incongruous.
- The bedroom extension would cut across the 45° line from the centre point of the neighbour's window however the impact on the living conditions through any loss of light or overshadowing would, on balance, be marginal due to the design of the roof slope and lower height of eaves.
- The bathroom window would overlook the private space of No 3 but loss of privacy could be minimised by conditioning for obscure glazing and top opening.
- The Inspector concluded that the proposed development would accord with saved Policy H18 of the Local Plan and with the National Planning Policy Framework.

## RECOMMENDATION

**That the decision be noted.**