



Appeal Decision

Site visit made on 2 September 2009

by **Mary Travers BA (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State
for Communities and Local Government

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Decision date:
15 September 2009

Appeal Ref: APP/R1845/D/09/2109981/WF

12 Pheasant Close, Kidderminster, Worcestershire DY10 4HU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Paul Parker against the decision of Wyre Forest District Council.
- The application Ref 09/0309/FULL dated 24 April 2009 was refused by notice dated 23 June 2009.
- The development proposed is a garage/bedroom with en-suite and a garage conversion to study/utility/WC.

Decision

1. I dismiss the appeal.

Main Issue

2. The main issue in this case is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal property occupies a prominent corner plot in Pheasant Close and the proposed two-storey extension into the side garden would be seen from the more elevated part of Pheasant Close to the east, the dwellings at the northern end of the cul-de-sac, and from Captain's Pool Road. Notwithstanding the screening provided by trees on and adjacent to the site, an extension of the size and scale proposed would appear over-dominant in relation to the existing dwelling and, given its prominent position close to the site boundary, it would be visually intrusive and harmful to the character and appearance of the area. I consider that it would detract especially from the pleasant view along the cul-de-sac from the open space adjoining Captain's Pool Road and intrude into the view of that open space from the northern end of the cul-de-sac. As a result, this element of the appeal proposal would be contrary to Policies D.1, D.3 and D.17 of the adopted Wyre Forest District Local Plan which reflect national planning policy aims, set out in Planning Policy Statement 1, to secure a high standard of design in all new development.
4. The Appellant has brought a number of other extensions in the locality to my attention. However the details of those cases are not before me and in any event I consider that their effects on the street scene are not directly comparable to the appeal proposal which I have examined on its merits. None of the other matters raised outweigh the harm that would be caused by this element of the appeal proposal.

5. The proposed garage conversion is a physically separate element in the appeal scheme and it requires only minor alterations to the exterior of the existing building. I have considered whether it might be appropriate to issue a split decision in this case but since the conversion would entail the loss of vehicle parking space and in the absence of information about its effect on parking provision in the area I have decided that this part of the appeal should also not be allowed.

Mary Travers

Inspector