



Appeal Decision

Site visit made on 3 August 2010

by Louise Crosby MA MRTPI

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

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email: enquiries@pins.gsi.gov.uk

**Decision date:
9 August 2010**

Appeal Ref: APP/R1845/D/10/2131227

64 Dorsett Road, Stourport on Severn, Worcestershire, DY13 8EL

- 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 Ryan Clarke against the decision of Wyre Forest District Council.
- The application Ref: 10/0126/FULL, dated 11 March 2010, was refused by notice dated 7 May 2010.
- The development proposed is loft conversion with associated half hip roof enlargement and rear facing dormer.

Decision

1. I dismiss the appeal.

Main issue

2. The main issue is the effect of the proposal on the character and appearance of the surrounding area.

Reasons

3. No 64 is a traditional semi detached dwelling with a hipped roof. The change to the hip of the roof would make it appear unduly bulky. When combined with the introduction of a dormer so close to the edge of the roof it would result in a contrived and incongruous form of development. The change to the hip would also unbalance the pair of semi-detached dwellings since the roof of No 66 is unaltered. This would be very noticeable when viewed from the street. As such, I consider that the proposal would have a significant adverse effect on the character and appearance of the surrounding area and conflict with adopted Wyre Forest Local Plan policy D17.
4. I note that numerous other dwellings nearby have been altered and/or extended. However, the majority of these changes have resulted in the creation or retention of a fully hipped roof, albeit with a lower ridgeline in some cases. This would not be the case here. Moreover, I have dealt with this case on its own merits, on the basis of the information before me.
5. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Louise Crosby

INSPECTOR