

**Planning Inspectorate references**  
**Appeal Ref: APP/Q4625/D/18/3206656**

**32 Walcot Green, Dorridge, Solihull, B92 8BU**

**Appeal against refusal to grant planning permission for two storey extensions and new loft.**

**Appeal Decision notice dated 15<sup>th</sup> October 2018. Appeal dismissed.**

The appeal relates to a detached house located within a row of similar properties. The dwellings sit at different ground levels due to the topography of this part of Walcot Green and they also sit in slightly different positions in relation to the highway. Nevertheless, their broadly consistent scale and form, including shallow pitched roofs, is a noticeable element of the street scene and makes a positive contribution to its overall character and appearance.

The inspector considered that the proposed alterations would radically alter the overall scale and form of the dwelling. The roof would be much deeper and the first floor front extension would appear prominent. The overall effect would result in the dwelling appearing noticeably taller than the surrounding dwellings with a much greater mass and it would be at odds with their broadly consistent form.

With regards to residential amenity the proposed two storey rear and side extensions were considered to unacceptably harm outlook and levels of natural light available to the occupiers of No. 29 Walcot Green, along with the outlook from No. 30.

Therefore the inspector found that the proposed development would harm the character and appearance of the host dwelling and the street scene within which it sits and it would also harm the living conditions of the occupiers of the neighbouring dwellings, Nos. 29 and 30 Walcot Green