

APPEAL SYNOPSIS

Planning Inspectorate Reference: APP/Q4625/D/19/3234102

Location: 270 Warwick Road, Solihull, B92 7AE

Planning Application Number: PL/2019/01069/MINFHO

Appeal Decision notice date: 10th October 2019. Appeal Allowed

This appeal related to the Council's decision to refuse planning permission for the erection of a two storey front extension/front façade, part two storey/part single storey side extension and extension and alteration of existing roof to facilitate second floor loft room with en-suite.

The main issue considered was the effect on the character and appearance of the area.

The Inspector noted that planning permission has already been granted for extensions and alterations, similar to those subject to the appeal. He then concluded that as this is a recent permission, there is a greater than theoretical possibility the approved development would be constructed regardless of the Inspectors decision. This fall back was therefore a consideration in their assessment.

The Inspector noted that the extensions would include some untypical elements however, he concluded that the appeal development would not be markedly out of character with the area. The Inspector concluded that the appeal development would not be harmful to the character and appearance of the area. Consequently, and in this regard, it would accord with policy P15 of the Solihull Local Plan 2013 and the National Planning Policy Framework which aim, amongst other things, to conserve or enhance the character and appearance of the area.

The Inspector concluded that the development would avoid significant overshadowing, loss of outlook or unacceptable overlooking.

The appeal was, therefore, allowed.