



Appeal Decision

Site visit made on 20 September 2022

by Paul Martinson BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4th October 2022

Appeal Ref: APP/F4410/D/22/3302002

12 Lodge Road, Skellow, Doncaster DN6 8PT

- 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 & Mrs Jones against the decision of Doncaster Metropolitan Borough Council.
 - The application Ref 22/00766/FUL, dated 22 March 2022, was refused by notice dated 19 May 2022.
 - The development proposed is Proposed Erection of Single Storey Extension to Front (Retrospective).
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The application has been submitted retrospectively as the extension is already in place. Nevertheless, I have determined the appeal on the basis of the plans before me.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the area.

Reasons

4. Lodge Road is located on the edge of a suburban area comprising of a mix of semi-detached and terraced dwellings. Dwellings tend to be set back from the road behind front gardens and driveways. Domestic extensions are common and primarily located to the side and rear of properties. Where extensions are present to the front of dwellings, these typically consist of narrow shallow porches or canopies. Dwellings are typically faced with brick or render.
5. The appeal site is a brick faced semi-detached dwelling that is typical of the properties along Lodge Road. The extension that has been constructed is substantially greater in scale than is typical of front additions in the area, extending for the full width of the front elevation of the dwelling. It projects out a considerably greater distance from the dwelling than neighbouring porches or canopies.
6. Owing to its substantial width and extensive projection, it is highly prominent in views across neighbouring gardens on the approach towards the dwelling from either direction along Lodge Road. Despite being set down from the level of the road, it nonetheless appears as a prominent and incongruous addition to

the dwelling in these views. The prominence of the extension is exacerbated by the light coloured render finish which contrasts with the darker brick elevation of the dwelling. For these reasons the proposal would be unsympathetic and at odds with the character and appearance of the streetscene.

7. I accept that there are rendered properties in the vicinity and properties that have a mix of brick and render. However, as set out above, in this case the lighter material highlights the extension, emphasising its discordant appearance.
8. For the reasons outlined above, the extension is harmful to the character and appearance of the existing dwelling and the character and appearance of the streetscene. The development therefore conflicts with policies 41 and 44 of the Doncaster Local Plan (2021) which seek to provide high standards of design and preserve character and appearance. The proposal would also conflict with paragraph 130 of the National Planning Policy Framework which, amongst other things, seeks to ensure new developments add to the overall quality of the area, are visually attractive and sympathetic to the character and appearance of the area.

Conclusion

9. For the reasons given above, having considered the development plan as a whole, along with all other relevant material considerations, I conclude that the appeal should be dismissed.

Paul Martinson

INSPECTOR