

Appeal Decision

Site visit made on 4 April 2017

by Beverley Doward BSc BTP MRTPI

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

Decision date: 12 April 2017

Appeal Ref: APP/A0665/D/17/3168907

195 Beach Road, Hartford, Northwich, CW8 3AD

- 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 Mrs Helen Chappel against the decision of Cheshire West & Chester Council.
 - The application Ref 16/04453/FUL, dated 30 September 2016, was refused by notice dated 21 November 2016.
 - The development proposed is a first floor side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a first floor side extension at 195 Beach Road, Hartford, Northwich, CW8 3AD in accordance with the terms of the application, Ref 16/04453/FUL, dated 30 September 2016, subject to the following condition:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan Ref 17- 608/LP, Block Plan Ref 17- 608/BP Rev A and Existing and proposed floor plans and elevations Ref 17- 608 Sheet 1 Rev A.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of the host dwelling, the street and the surrounding area.

Reasons

3. The appeal site is a semi-detached dwelling in an established residential area comprising similar styles of semi-detached and detached dwellings. The proposed first floor side extension would be constructed partly above an existing single storey side extension in materials to match the existing house.
 4. The extension would be almost flush with the front elevation of the dwelling, as is the existing single storey side extension. However, the ridgeline of the roof of the extension would be set down from that of the main roof of the dwelling.
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This would ensure that the extension would appear subservient to the original dwelling and not unduly disrupt the symmetry of the pair of semi-detached dwellings. Accordingly, it would not detract from the character and appearance of the host dwelling or the rest of the street and surrounding area.

5. To conclude therefore, the proposed extension would not cause material harm to the character and appearance of the host building or the street and surrounding area. Accordingly, it would comply with policy ENV6 of the Cheshire West and Chester Council Local Plan (Part One) Strategic Policies and policy H8 of the Vale Royal Borough Local Plan. Taken together these policies seek to ensure that development respects local character and maintains the character and appearance of the existing property, adjoining properties and the setting. It would accord with the advice in the Council's Supplementary Planning Guidance for House Extensions that extensions should be visually subordinate to the existing building. It would also be consistent with the core planning principles of the National Planning Policy Framework that planning should always seeks to secure high quality design and take account of the different roles and character of different areas.
6. In addition to the standard implementation condition it is necessary to impose a condition requiring the development to be constructed in accordance with the approved plans to provide certainty. A condition requiring matching materials is also necessary to ensure a satisfactory appearance.
7. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Beverley Doward

INSPECTOR