

Appeal Decision

Site visit made on 19 April 2017

by Elizabeth Pleasant DipTP MRTPI

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

Decision date: 16 May 2017

Appeal Ref: APP/W4325/D/17/3169306

2 The Chase, Bromborough, Wirral CH63 0EX

- 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 Chris Pugh against the decision of Wirral Metropolitan Borough Council.
 - The application Ref APP/16/1367, dated 11 October 2016, was refused by a notice dated 6 December 2016.
 - The development proposed is a two storey extension and addition of lean-to hipped roof over existing garage.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey extension and addition of lean-to hipped roof over existing garage at 2 The Chase, Bromborough, Wirral CH63 0EX in accordance with the terms of the application, Ref APP/16/1367, dated 11 October 2016, subject to the following conditions:
 - 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: 1181-01; 1181-02; 1181-03; and 1181-04.

Procedural Matter

2. It is clear from the Council's decision that their concern relates to the proposed two storey extension and not with the lean-to hipped roof proposed over the existing garage. I shall therefore confine my considerations to the proposed two-storey extension.

Main Issue

3. The main issue in this case is the effect on the character and appearance of the area.

Reasons

4. The appeal property is located on the corner of The Chase as you enter the cul-de-sac from Brookhurst Road. It is situated within a relatively large plot, and its side garden and frontage are enclosed by a high fence and hedge. The property itself is not therefore visually dominant as you enter the street and it
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is screened further by a couple of mature trees which are located within the garden.

5. The Chase is a short cul-de-sac and the existing dwellings have been sited to overlook an area of public open space. All of the properties have attached garages which project beyond their main front elevations, and with the exception of the appeal property, all of the houses have gabled front façades.
6. Although the proposed two-storey extension would extend from of the main façade of the No 2, it would not project beyond the front of the property's garage and dining area which is the established building line within the street. Furthermore, the proposed gabled front of the extension would be subservient in width to the original dwellinghouse and reflect the character of the façades of the other properties within this street. It would not therefore appear visually incongruous, and nor would it be an intrusive nor a dominant element within the street scene as a whole.
7. I conclude that the appeal proposal would not have a harmful effect on the character or appearance of the area, and would not therefore conflict with the development plan. In particular I find no conflict with Policy HS11 of the adopted Wirral Unitary Development Plan, 2000 and Supplementary Planning Guidance Note 11 which seeks to ensure, amongst other things, that extensions should reflect the existing dwelling and should retain the character, scale, design and materials of the original property. Furthermore, the scale of extensions should be appropriate to the size of the plot and not dominate the existing building. I also find no conflict with one of the National Planning Policy Framework's core planning principles of seeking high quality design.

Conclusion

8. For the reasons given above and taking into account all other matters raised I conclude that subject to a condition specifying the approved plans to provide certainty, the appeal should be allowed.

Elizabeth Pleasant

INSPECTOR