

Appeal Decision

Site visit made on 27 June 2017

by Paul Singleton BSc (Hons) MA MRTPI

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

Decision date: 5 July 2017

Appeal Ref: APP/Z4310/D/17/3176401

364 Wavertree Nook Road, Wavertree, Liverpool L15 7LJ

- 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 Mark McCaldon against the decision of Liverpool City Council.
 - The application Ref 16H/3098, dated 5 December 2016, was refused by notice dated 6 February 2017.
 - The development is a standalone car port/garage on the front drive of property.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The car port/garage has been erected and the appealed application sought retrospective planning permission for the development.

Main Issue

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

Reasons

4. The structure is described as a car port/garage but has the appearance of a timber shed. It is relatively large and, having been constructed in rough sawn timber with a flat roof, has little or no design merit. Its siting behind the boundary hedge screens the structure in views from directly across the street. However, it is prominent in other views along Wavertree Nook Road due to its size and its siting so close to the back of the footway.
 5. Because it extends above the boundary hedges to the appeal property and its neighbours a clear appreciation of the length and height of the structure can be gained in views from the south. From the north, the structure is central in the view on entering Wavertree Nook Road and remains prominent in that view as one approaches the appeal property. Its considerable length and scale are readily apparent and its stark appearance contrasts sharply with the more natural form of the hedging and garden vegetation in the foreground. The low fences dividing the front gardens to Nos. 354 and 365 are largely hidden in views from the street and the large expanse of bare timber that forms the side elevation of the structure stands out as an alien and incongruous element in the street scene.
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6. Although not within the Conservation Area the largely unaltered properties of broadly uniform age and appearance within this section of Wavertree Nook Road reflect the general character of other parts of Wavertree Garden Suburb. The generally well maintained gardens and front boundary hedges contribute to the distinctive character of the street and, even where parking spaces have been created, the front gardens have retained their open character and appearance. The appeal structure, which covers a significant part of the front garden to No. 364 and obscures part of its front elevation, is an unwelcome and harmful intrusion into that open character.
7. The structure has resulted in substantial harm to the otherwise attractive character and appearance of the street. Its retention would set an undesirable precedent that would make it more difficult to resist similar development proposals. The development conflicts with saved Policy HD18 of Liverpool Unitary Development Plan (2002), which seeks that proposals should be of a high quality of design in which the scale and massing relate well to the locality, and with saved Policy H4, which supports development in the designated 'Primarily Residential Areas' provided that there is no adverse impact on the character of the area.

Other Matters

8. The structure may have been constructed to comply with Building Regulations requirements but that does not make it acceptable in planning terms. The appellant states that it is needed to provide covered storage for his classic campervan and I accept that it might be of considerable advantage for this purpose. However, that is a private benefit that does not outweigh the harm to the character and appearance of the area or the resultant development plan conflict.

Conclusion

9. For the reasons set out above I conclude that the appeal should be dismissed.

Paul Singleton

INSPECTOR