
Appeal Decision

Site visit made on 25 July 2017

by Richard McCoy BSc MSc DipTP MRTPI IHBC

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

Decision date: 07 August 2017

Appeal Ref: APP/Q4245/D/17/3176927
The Nook , Priory Road, Bowdon, WA14 3BS

- 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 Anthony Roberts against the decision of Trafford Borough Council.
 - The application Ref 90785/HHA/17, dated 9 March 2017, was refused by notice dated 12 May 2017.
 - The development proposed is a 1st floor bedroom extension over existing sun room.
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Procedural matter

1. The description was revised to "Erection of first floor extension including juliette balcony to front elevation and dormer to side elevation" by the Council as part of the validation process to fully reflect the proposed development and to use the Council's standard form of wording. The Council confirmed that the appellant had no objection to this and I have dealt with the appeal on this basis.

Decision

2. The appeal is allowed and planning permission is granted for the erection of first floor extension including juliette balcony to front elevation and dormer to side elevation, at The Nook, Priory Road, Bowdon, WA14 3BS, in accordance with the terms of the application Ref 90785/HHA/17, dated 9 March 2017, 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: drawing nos. PL-01, PL-02 and PL-03.
 - 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

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

Reasons

4. The appeal site contains a detached 1.5 storey dwelling which has been extended and remodelled in recent years, and a detached garage. It stands in generous grounds at the junction of Vicarage Lane and Priory Road, opposite Bollin Avenue. Proposed is a first floor extension above an existing single storey extension that would measure around 6.5m in depth and around 5.1m in width. It would also include a dormer to the west elevation and a juliette balcony on the north elevation. The proposed materials would match the existing dwelling (part render, part brick) and the roof would consist of a tiled gable end.
5. I agree with the Council's assessment that in terms of nearby dwellings (including The Hollies, Geba, Westbury and The Elms) the location on the farthest side from The Elms, the orientation of the dormer and juliette balcony facing into the garden areas of The Nook, the modest scale of the proposal, the absence of windows in relation to The Hollies, and the intervening distance, road and mature planting between The Nook and Geba and Westbury would mean that the proposal would be unlikely to harmfully change the living conditions of the occupiers of these dwellings in respect of outlook, overlooking and overshadowing.
6. With regard to character and appearance, I observed that The Nook is not prominently located given its discreet position within a large plot surrounded by mature planting. Added to which, the modest scale of the proposal and the proposed detailing and finishes which would match the host dwelling would result in an addition that would sit well within this suburban context. As such the design, scale, massing, and location of the proposal would be in keeping with the surrounding dwellings and the spacious character of the area.
7. While I note the Council's concerns that the original cottage was a modest building, I do not consider that this proposal, of itself, would represent an "overly dominant" feature or an overdevelopment of the site. In addition, when taken incrementally, this proposal along with earlier additions, would blend with the original character of the cottage.
8. Accordingly, the proposal would not harmfully change the character and appearance of the area, and would accord with Policy L7 of the adopted Trafford Core Strategy and the Council's adopted Supplementary Planning Document; *A Guide for Designing House Extensions and Alterations*.
9. I have considered the conditions suggested by the Council in the light of the tests and advice within the National Planning Policy Framework and the Planning Practice Guidance. I agree that conditions are necessary in respect of commencement time, relating the development to the submitted plans and materials in the interests of providing certainty and protecting visual amenity.
10. For the reasons given above, I conclude that the appeal should be allowed.

Richard McCoy

Inspector