



Appeal Decision

Site visit made on 18 June 2019

by R Cooper BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 9th July 2019

Appeal Ref: APP/V4250/D/19/3226017

4 Hunters Chase, Billinge, Nr Wigan, Greater Manchester WN5 7HZ

- 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 Robert Twamley against the decision of Wigan Metropolitan Borough Council.
 - The application Ref A/19/86442/HH, dated 4 December 2018, was refused by notice dated 25 February 2018.
 - The development proposed is a side extension to create storeroom/workshop.
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Decision

1. The appeal is allowed, and planning permission is granted for a side extension to create storeroom/workshop at 4 Hunters Chase, Billinge, Nr Wigan, Greater Manchester WN5 7HZ in accordance with the terms of the application, Ref A/19/86442/HH, dated 4 December 2018, 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 plans: OS Plan, Front Elevation, Side Elevation, Floor Plan.
 - 3) The external walls of the extension hereby permitted shall be constructed in brick to match the existing building, and the roof shall be constructed in accordance with the submitted details coloured similar to the existing roof.

Procedural Matter

2. The appellant has noted that the Council's officer report has incorrectly recorded the proposed dimensions of the extension. For the avoidance of doubt, I have determined the appeal based on the appellant's submitted plans.

Main Issue

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

Reasons

4. The appeal site is a detached bungalow, located on the southern side of Hunters Chase, which is a residential cul-de-sac. The street is characterised by a mix of detached houses and bungalows, of a similar age, appearance and constructed with the same array of materials. Hunters Chase slopes from the

junction at Upholland Road, down towards the turning head at the end of the cul-de-sac, meandering part way through.

5. The proposed single storey side extension would be modest in size and would infill a relatively inconspicuous area to the side of the property, which is currently gravelled and landscaped. The extension would have a low level roof, pitched towards the house, and would be marginally taller than the existing garden wall it would abut.
6. The properties on the northern side of Hunters Chase front onto the street, are set back, and have open plan front gardens. In contrast, when entering the street, the first two properties to the south are orientated side-on, with an existing garage and the high level garden walls of No's 2 and 4, running parallel to Hunters Chase. These features combined with the curvature of the road, obscure views from the junction down towards the appeal site, and into the south eastern corner of the cul-de-sac.
7. The features I identified above already provide for a stark transition to the footway, and an enclosed appearance to the south. I note that there is a narrow landscaped strip to the side of No's 2 and 4 Hunters Chase. Whilst this offers some separation to the footway, it offers little in the way of mitigating the already relatively hard appearance.
8. The north eastern corner of the extension would extend up to the footway, pinching and reducing the narrow landscaped strip to nothing. However, when viewed from both ends of Hunters Chase, I do not consider this would significantly enclose the street or create a harder appearance than existing walls and buildings.
9. Overall, I find that the extension would appear subordinate and unobtrusive within the context of the site. It would not have a detrimental impact on the street scene, and consequently the character and appearance of the area would not be unacceptably harmed.
10. I consider the proposed extension to accord with Policies CP10 and CP17 of the Wigan Local Plan Core Strategy, which collectively seeks to ensure that new development respects local character, integrates with its surroundings and is designed to prevent unacceptable adverse impacts on quality of life. It would also accord with the Design Guide for House Extensions SPD, and the design objectives in paragraph 127 of the Framework.

Conditions

11. The parties have not suggested planning conditions in the event of this appeal is allowed. I have considered the use of planning conditions following the guidance set out in the Planning Practice Guidance. In addition to the standard time limit condition, I have included a condition that specifies approved drawings to provide certainty. I have also included a condition that specifies external materials to be used in the development to ensure that the character and appearance of the area is protected.

Conclusion

12. For the reasons given above, I conclude that the appeal should succeed.

R Cooper

Inspector