



Appeal Decision

Site visit made on 22 July 2019 by Hannah Ellison MSc BSc (Hons)

Decision by Susan Ashworth BA (Hons) BPL MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 July 2019

Appeal Ref: APP/C4235/D/19/3229879

2 Marlcroft Avenue, Heaton Norris, Stockport, SK4 3LZ

- 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 Kevin Waugh against the decision of Stockport Metropolitan Borough Council.
 - The application Ref DC/072823, dated 15 March 2019, was refused by notice dated 21 May 2019.
 - The development proposed is 'increase single storey side/rear extension to a double storey'.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The effect of the proposal on the character and appearance of No.2 Marlcroft Avenue and the wider area.

Reasons

4. The appeal property is a two-storey detached dwelling, located on a corner plot within an open-plan residential area. The dwelling is of similar design to other properties in the locality. It has an existing single storey side and rear extension. This proposal seeks permission to extend over this at first floor level.
5. The proposed extension would be set back from the front elevation and the ridge line would be below that of the main dwelling. However, due to its overall scale, massing and wrap-around form, the proposal would not respect the simple form of the property and would fail to be read as a subservient extension, dominating and thus causing harm to the appearance of the dwelling.
6. Due to its corner location, the host dwelling is highly prominent on the approach into the estate from Wittenbury Road. Additionally, it occupies an elevated site at the top of Marlcroft Avenue. Thus, the proposed extension would be readily apparent in the street scene. I observed on my site visit that

other dwellings on prominent corner sites in the area have been extended to the side. However, these are single storey in nature. Photographs of other extensions in the area have been submitted in support of this appeal. However, I do not have all the details of these developments, or the circumstances which led to their approval before me and cannot therefore be sure that they are comparable with the appeal proposal. In any event, the appeal has been determined on its own merits.

7. It is also acknowledged the garage of No.2 Marlcroft Avenue is located to the rear, which appears to be a layout unique to the host property. Nevertheless, this does not affect the overall character and appearance of the dwelling, which is in keeping with the general design of the area. As such, the proposed extension would be visually intrusive and incongruous in the street scene.
8. Consequently, taking all the above into consideration, the proposed extension would have a harmful effect on the character and appearance of No.2 Marlcroft Avenue and the wider area. As such, it is contrary to Policy CDH1.8 of the Stockport Unitary Development Plan Review, May 2006 and Policy SIE-1 of the Stockport Metropolitan Borough Council Local Development Framework, Core Strategy DPD, March 2011, which collectively seek to ensure extensions relate well to the existing building and the characteristics of the area.

Other Matters

9. It is noted neighbouring occupiers do not raise any concerns with the proposal. However, a lack of opposition for a proposal is not a ground for granting planning permission and does not overcome the issues identified above.
10. It is acknowledged the proposed extension is required to provide additional living space for a growing family, however this matter does not overcome the significant harm identified above.

Conclusion and Recommendation

11. For the reasons given above and having regard to all other matters raised, I recommend that the appeal is dismissed.

Hannah Ellison

Appeals Planning Officer

Inspector's Decision

12. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

Susan Ashworth

INSPECTOR