
Appeal Decision

Site visit made on 23 September 2019 by Hannah Ellison BSc (Hons) MSc

Decision by Susan Ashworth BA (Hons) BPL MRTPI

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

Decision date: 15 October 2019

Appeal Ref: APP/W4325/D/19/3234907

310 Telegraph Road, Heswall, CH60 6SL

- 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 John Ellis against the decision of Wirral Metropolitan Borough Council.
 - The application Ref APP/19/00808, dated 28 May 2019, was refused by notice dated 23 July 2019.
 - The development proposed is a new detached single garage to front of property and associated additional landscaping.
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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 the area.

Reasons

4. The appeal site comprises a detached dormer bungalow, set back and elevated above the highway behind a paved driveway and front garden. This proposal seeks permission to erect a single-storey garage to the front of the dwelling.
5. The appeal site is adjoined to the north-west by a pair of semi-detached bungalows. In a similar character to No.310, they are also raised above the highway and lack built development to their sizeable front gardens. Further, there is a strong sense of openness along this stretch of Telegraph Road between Quarry Road East and Circular Drive, as the dwellings on the north-east side are set-back significantly from the highway. This sense of openness makes a positive contribution to the character and appearance of the area.
6. This proposal would introduce built form of a substantial size, forward of the front elevation of the appeal property in an area typically devoid of development. Further, due to the raised positioning of the appeal site and its lack of mature landscaping, the proposed garage would be readily apparent from the public realm. It would therefore appear as an incongruous and overly

dominant feature in front of the property that would erode the sense of openness and thus cause harm to the character and appearance of the area.

7. It is noted the proposal includes new landscaping along the boundary with the highway in order to reduce the visual effect of the proposal on the street scene. Whilst this would go some way to screen the garage, it would take some time to become established. It also seems to me that due to the positioning of the garage within the site the proposed landscaping scheme would not provide effective screening as one approaches the site along Telegraph Road from the north-west. Further, there is no mechanism to ensure that the landscaping would be maintained by current or future occupiers in perpetuity. Accordingly, this matter carries limited weight in support of the appeal.
8. Consequently, taking all the above into consideration, the proposed garage would have a harmful effect on the character and appearance of the area and is therefore contrary to Policy HS11 of the Wirral Unitary Development Plan 2000 which seeks to ensure developments do not dominate the existing building and paragraph 127 of the National Planning Policy Framework which seeks to ensure development, amongst other things, is sympathetic to local character including the surrounding built environment and landscape setting and maintains a strong sense of place.

Other Matters

9. The appellant has drawn my attention to other garages in the area and these were observed on site. These garages do not reflect the prevailing, open character of the area and in my view are not necessarily good examples of development to follow. Moreover, 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 directly comparable with the appeal proposal. In any event, the appeal has been determined on its own merits.

Conclusion and Recommendation

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

Hannah Ellison

Appeal Planning Officer

Inspector's Decision

11. 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