
Appeal Decision

Site visit made on 23 September 2019 by Hilary Senior BA(Hons) MCD MRTPI

by Susan Ashworth BA (Hons) BPL MRTPI

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

Decision date: 17 October 2019

Appeal Ref: APP/W4223/D/19/3232049

3 Farmstead Close, Failsworth, Manchester, M35 9NU

- 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 Andrew McConnel against the decision of Oldham Metropolitan Borough Council.
 - The application Ref HH/342954/19, dated 22 February 2019, was refused by notice dated 25 April 2019.
 - The development proposed is ground floor extension to the rear and the side.
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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 main issue is the effect of the proposal on the character and appearance of 3 Farmstead Close and the surrounding area.

Reasons

4. Farmstead Close is part of a modern, open plan estate characterised by detached dwellings set in a generally regular pattern. Boundary treatments, where they exist, consist of low walls and planting. There are limited footways and some gardens are landscaped up to the edge of the carriageway. These features give the estate a pleasant, open character and appearance.
5. 3 Farmstead Close is a prominent corner property on the main access road into the estate. The plot has a landscaped garden area to the side which, in the absence of a footpath at this point, abuts the carriageway edge. The side garden slopes away from the highway towards the property. The proposal is for a side and rear wrap round single-storey extension. No objections have been raised by the Council to the rear element of the proposal.
6. The side elevation of the property projects beyond the front of the three properties to the rear of it, which are set on a distinct building line. Nevertheless, the position of the dwellings creates a significant area of open space between the buildings and the road. The proposed extension, which would be a substantial structure extending almost the full length of the

dwelling, would erode a significant amount of the space and, in effect, would bring the built form in closer proximity to the highway thereby visually narrowing the streetscape. Whilst the extension would be set at a lower level than the highway it would project significantly beyond the building line of the properties behind it and thus appear as a prominent and intrusive corner feature.

7. I note that there is a wall to the rear of the property which projects closer to the road than the proposed extension. However, the wall is lower than the proposed extension, of a different scale, form and massing and moreover, appears as a small decorative feature in the street scene
8. I am not aware of any design guidance the Council may have regarding side extensions and in the absence of such advice, the appellant has drawn my attention to guidance produced by other authorities. These documents, which are not adopted by the Council, can only carry limited weight in the consideration of this appeal. In any event I have determined the appeal in the context of this particular site.
9. The appeal site is in a highly visible location and, for the above reasons, the addition of the proposed extension would reduce the openness of the area. Consequently the proposal would harm the character and appearance of the area.
10. The extension would be constructed in matching materials, set back from the front elevation, and in terms of its width would be proportionate to that of the dwelling. Whilst I have taken the Council's comments into account, I am unconvinced the proposal would visually unbalance the appearance of the property. As such the effect of the proposal on the character and appearance of the host property would be limited. However, this does not outweigh the harm I have found on the character and appearance of the local area.
11. The proposal would therefore be contrary to Policy 9 Local Environment and Policy 20 Design, of the Oldham Core Strategy and Development Management Policies Development Plan Document (2011) which together seek to promote high quality design and ensure that development will not have a significant adverse impact on the visual amenity of the surrounding area.

Conclusion and Recommendation

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

Hilary Senior

APPEALS PLANNING OFFICER

Inspector's Decision

13. 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

