



Appeal Decision

Site visit made on 27 August 2019

by Robert Hitchcock BSc DipCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13th November 2019

Appeal Ref: APP/Q4245/W/19/3230977

Fledglings Ltd., Burleigh Road, Stretford M32 0PF

- 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 C Gray against the decision of Trafford Council.
 - The application Ref 97180/FUL/19, dated 16 March 2019, was refused by notice dated 13 May 2019.
 - The development proposed is the erection of a single storey front extension and access ramp with alterations to the existing boundary wall.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of a single storey front extension and access ramp with alterations to the existing boundary wall at Fledglings Ltd., Burleigh Road, Stretford M32 0PF in accordance with the terms of application ref. 97180/FUL/19, dated 16 March 2019, 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: 423/PL02, 423/PL03 and 423/PL06 submitted during the application process.
 - 3) The materials used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
 - 4) Prior to removal of the existing cherry tree a full specification of proposed mitigation tree planting shall be submitted to and approved in writing by the local planning authority. The specification shall include the quantity, size, species and positions of all trees to be planted, how they will be planted and protected and the proposed time of planting. The tree planting shall be carried out in accordance with the approved specification.
 - 5) Any tree/s planted in accordance with Condition 4 of this permission which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Preliminary Matters

2. The description appearing on the Council's decision notice is different from that on the application form. The revised description was agreed by the appellant, however, for the avoidance of doubt, I have removed superfluous elements not relating to development.

Main Issue

3. The effect of the development on the character and appearance of the building and its locality.

Reasons

4. The appeal site is an extended modern children's nursery building set on a corner plot close to other community buildings including a school, former church and Gorse Hill Studios. The wider area is mainly residential development characterised by a regular street pattern of predominantly red-brick terraces and semis set behind short front gardens.
5. The existing building appears distinct from surrounding development as a later addition utilising more a modern architectural style and materials. These contrast with the general character of the locality.
6. The proposed extension relates well in scale and form to the existing building such that it would appear as a subordinate addition and, along with matching materials, eaves height and window detailing, would achieve a consolidated appearance reflecting the character of the existing building.
7. By virtue of the degree of forward extension of the proposed office and reception area, the development would sit almost immediately to the back of the pavement of Burleigh Road. This would present a substantially blank face onto the street frontage, save for a corner window opening. The Council consider this, in association with the scale and massing would cause harm to the Burleigh Road street scene. Additionally, the extension would require the removal of a cherry tree that currently contributes positively to the quality of the street scene.
8. I observed that the context of the appeal site differs somewhat from the consistent character of the surrounding residential terraces. The immediate area accommodates larger community buildings with a greater sense of space about them. Whereas the rows of terraces and semis result in long and consistent enclosed views, the area about the appeal site has a more open feel.
9. The introduction of the elevation of about 4.8 metres long, with low single-storey eaves and hipped roof pitching away from the road will provide an interjection into the street view. However, this would be comparable to other features in the locality - including high garden wall enclosures on Burleigh Road itself, an outbuilding and extensions fronting on to Cavendish Road, in addition to other examples close by.
10. Building lines in the vicinity are largely consistent, however, there are variations visible. The adjacent Wesley Street arrangement demonstrates this with a longer side extension to the nursery sitting comfortably close to the back of the pavement. The relatively modest scale of the extension would not appear excessive against the scale of the existing building or the immediate

surrounding development. It would, however, provide a stronger sense of focus to the primary entrance of the building than the current arrangement without excessive massing.

11. The absence of significant openings on the front elevation of the proposal would not be dissimilar to the nature of the walls and extensions referenced above. Furthermore, most views of the extension would be on approach and seen in context of the proposed main entrance features or the glazing on the north-eastern side rather than in isolation. In the context of the more modern architecture and contrasting materials of the building the proposal would not appear incongruous in the existing street scene.
12. The removal of the tree would cause some loss of quality to the character and appearance of the locality. However, the Council has not raised any significant objection to its removal subject to replacement tree planting to mitigate the effect on the street scene. I saw nothing on my site visit that would lead me to disagree with that assessment.
13. For these reasons I do not consider the proposed development would adversely affect the character and appearance of the building or constitute an incongruous addition within the street scene. I therefore find it consistent with the aims of Policy L7 of the Trafford Core Strategy. It would also accord with the policies of the Framework, which include seeking high quality design.

Conditions

14. I have had regard to the conditions suggested by the Council. In addition to the standard timescale condition, I have imposed a condition specifying the approved plans as this provides certainty. I have also imposed a condition requiring the extension to be constructed from materials that match the existing building in order to safeguard the character and appearance of the building and locality.
15. For the same reason, and in accordance with the requirements of s197 of the Town and Country Planning Act 1990, I have imposed a condition requiring details of replacement tree planting to be submitted to the Council for approval. In the interests of ensuring the successful replacement of the tree lost as a consequence of the development, I have imposed a condition requiring replacement of any unsuccessful mitigation planting for a period of 5 years from the completion of the development.

Conclusion

16. For the reasons stated above I conclude that the appeal should be allowed.

R Hitchcock

INSPECTOR