
Appeal Decision

Site visit made on 4 December 2019

by Graham Wraight BA(Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 December 2019

Appeal Ref: APP/G4240/D/19/3237189

8 Burns Fold, Dukinfield SK16 5ED

- 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 & Mrs Williams against the decision of Tameside Metropolitan Borough Council.
 - The application Ref 19/00398/FUL, dated 3 May 2019, was refused by notice dated 16 July 2019.
 - The development proposed is two storey and single storey side extensions.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the proposed extension on (i) the character and appearance of the host dwelling and the surrounding area and (ii) the living conditions of the occupiers of 10 Burns Fold, with particular reference to outlook.

Reasons

Character and appearance

3. Burns Fold is a small cul-de sac located in a suburban residential area which comprises of a mix of dormer bungalows and two storey dwellings. The dwellings are arranged close together to one another and this proximity gives the road a relatively densely developed feel. Generally, the dwellings on Burn Fold have consistent and coherent designs and this is a key component of the character and appearance of the area.
4. Whilst the set back of the proposed extension and the positioning of the dwelling on the cul-de-sac reduces its prominence in the street scene, it would still be visible from public vantage points and from adjacent dwellings. The design of the proposal would result in its front elevation comprising of a substantial brick wall with only a very limited amount of roof visible. This would represent an awkward design and one at odds with that of the existing bungalow, resulting in significant harm to the character and appearance of the dwelling and the surrounding area.
5. The appellant has made reference to the fact that many dwellings in the surrounding area have been extended, some in a substantial manner. Whilst I observed this to be the case during my site visit, my attention has not been

drawn to any example which is directly comparable to that subject to this appeal. Therefore, the presence of extensions to other dwellings carries only limited weight and it does not outweigh the harm to character and appearance that would result from the appeal development.

6. For these reasons I conclude that the proposal would cause significant harm to the character and appearance of the dwelling and the surrounding area. The proposed development would therefore conflict with the design aims of Policies 1.3, H10 and C1 of the Tameside Unitary Development Plan 2004 (UDP) and the Tameside Residential Design Supplementary Planning Document 2010 (SPD), all of which seek to safeguard character and appearance.

Living conditions

7. The proposal has been designed and positioned so that it would be set back from the front elevation of the existing dwelling. This set back and the part single storey/part two storey design would mean that the windows in the extension to No 10 Burns Fold would not face towards a continuous two storey gable wall. This would adequately limit the impact upon No 10 and ensure that there would not be harm to the living conditions of its occupiers through a loss of outlook.
8. I therefore conclude the proposed development would not cause harm to the living conditions of the occupiers of No 10 through a loss of outlook. Accordingly, there would be no conflict with Policies 1.3, H10 and C1 of the UDP or the SPD, where they seek to protect the living conditions of the occupiers of adjacent dwellings.

Other matters

9. The appellant has outlined a number of personal circumstances in support of the proposed development. I have had due regard to these matters and attach substantial weight to them. However, whilst I am sympathetic to the need, they do not outweigh the degree of harm to character and appearance that I have identified. I also note that letters of support for the development have been submitted and that the scheme was amended during the course of the planning application to attempt to overcome the Council's concerns. However, these factors too do not outweigh the harm that would arise.
10. The appellant has questioned the age of the applicable local planning policies and their relevance to the assessment of the proposed development at the current time. However, the policies in question seek to promote good design and therefore I am satisfied that they align with the objectives of the more recent National Planning Policy Framework 2019 in this respect.

Conclusion

11. Although I find no harm to living conditions, I do find significant harm to the character and appearance of the dwelling and the surrounding area and subsequent conflict with the development plan. Therefore, I conclude that the appeal should be dismissed.

Graham Wraight

INSPECTOR