



Appeal Decision

Site visit made on 9 June 2020

by M Cryan BA(Hons) DipTP MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 June 2020

Appeal Ref: APP/Q4245/D/19/3238779

8 Thorn Grove, Sale M33 3AA

- 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 Mrs Alison McManus against the decision of Trafford Borough Council.
 - The application Ref 98307/HHA/19, dated 17 July 2019, was refused by notice dated 11 September 2019.
 - The development proposed is a two-storey side/rear extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the street scene.

Reasons

3. No 8 Thorn Grove is a three-storey property at the end of a short terrace of four houses, in a predominantly residential area close to Sale town centre. The dwelling has an existing two storey rear outrigger, and an L-shaped rear yard surrounded by a trellis-topped brick wall. The appeal property is modest in size but smart and attractive in appearance. Front and rear gardens or yards in the area are generally small in size, but the gaps they provide make a positive contribution to the area, not least by helping to establish the rhythm of the built form, and by providing some relief and spaciousness in an otherwise reasonably densely-built enclave.
4. The proposal is to add a two-storey flat-roofed rear extension which would infill most of the rear yard space between the existing outrigger and that part of Thorn Grove at the side of the property. The proposed extension would be set back by around 0.5m from the existing side wall of the appeal property, and the boundary wall would be reconfigured to accommodate the extension.
5. Two bands of blue engineering brick detailing would introduce some limited visual interest, while two windows set high at ground floor level and a new small window at first floor level in the existing side elevation would break up the side wall of the proposed extension. However, the proposal would for the most part result in the introduction of a high brick elevation close to the rear of the pavement, which would dominate the part of Thorn Grove at the side of the

appeal property. This dominance would be exacerbated by the loss of the gap at the side of the outrigger, which would also break the visual rhythm of the rear of the short terrace including No 8 and diminish the sense of spaciousness in the street. In these regards the proposal fails to have regard to guidance in the 2012 Trafford Supplementary Planning Document 'A guide for Designing House Extensions & Alterations' (the SPD). The combined effect of the proposal would be a development which would be intrusive in and unsympathetic to the character and appearance of the street scene.

6. The proposal is therefore contrary to Policy L7 of the 2012 Trafford Core Strategy, which seeks to ensure that development is designed in a way which enhances the street scene, including by appropriately addressing the massing and layout of its area.

Other Matter

7. No concerns were raised that the proposal would be harmful to living conditions for occupiers of the neighbouring properties, including in respect of their outlook. None of the evidence before me or my observations at the time of my site visit lead me to a different conclusion. However, a lack of harm on this matter is a neutral factor which does not outweigh the other harm to the character and appearance of the street scene which I have found.

Conclusion

8. For the reasons given above the appeal is dismissed.

M Cryan

Inspector