



Appeal Decision

Site visit made on 22 June 2020

by William Cooper BA (Hons) MA CMLI

an Inspector appointed by the Secretary of State

Decision date: 3rd July 2020

Appeal Ref: APP/R0660/D/20/3250463

24 Highfield Road, Bollington SK10 5LR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 as amended against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Belk against the decision of Cheshire East Council.
 - The application Ref: 20/0015M, dated 2 January 2020, was refused by notice dated 30 January 2020.
 - The development proposed is construction of a detached garage, parking area and widening of existing vehicular access.
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Decision

1. The appeal is allowed and planning permission is granted for construction of a detached garage, parking area and widening of existing vehicular access in accordance with the terms of the application, Ref: 20/0015M, dated 2 January 2020, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved drawings: Site/Location Plans Revision A; Proposed Plans & Elevations Revision A; PR/19/RB01/GA/01/ISSUE Proposed Landscape Works General Arrangement Plan.
 - 3) The brick and roof tile materials to be used in the construction of the external surfaces of the garage hereby permitted shall match those used in the existing building.

Main Issue

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

Reasons

3. The site comprises a two-storey semi-detached dwelling with a single-storey side extension, and garden spaces, which are relatively spacious at the side and front. The site is located within a residential area. The dwelling is located at the end of a row of properties of various footprints and mass, on the south-eastern side of Highfield Road. Dwellings on the street are of a mix of brick and render exterior finish.
4. Front gardens in the vicinity generally comprise a mixture of hard and soft landscape elements, with a mix of low walling and/or hedging typically

providing some frontage enclosure. Strips of fairly spacious front gardens, free of buildings, are a noticeable characteristic of the neighbourhood, with garages generally set adjoining the side of houses. The siting of the proposed garage and parking area towards the front of the property would not conform to this pattern.

5. Nevertheless, the following combination of factors makes the site's context somewhat individual in character. The road widens in front of the property, and the pavement edge, and front boundary and building lines of the row of dwellings to the north, jut out several metres further to the west than the appeal site. As such, the line of the road 'jinks' round in a somewhat irregular fashion in front of and to the north of the appeal property. The entrance drive to bungalows behind the site adjoins the latter's north-eastern boundary.
6. Within the context described above, the proposed single-storey garage and off-street parking area would appear 'on the ground' set against the backdrop of the side elevation of No 22, which is the first property in the row of dwellings which juts out, to the north. The variety of elements in the streetscene would also, to some extent, draw the eye from the proposal. Moreover, perimeter hedging is proposed to soften the side and rear elevations of the garage, along with other planting and hard landscaping within the landscape scheme. The proposed scheme would provide planting with a variety of flowering and foliage interest, and high quality hard landscaping materials in the form of stone paving, granite setts and resin bonded gravel.
7. The proposal would provide off-street parking space, which is a prevalent characteristic of dwellings in the neighbourhood. It would also enable retention of a side garden area for family usage which, as illustrated in the Proposed Landscape Works General Arrangement Plan, would contribute verdancy on the site. I note the Council's view that the proposed development would make a negative contribution to the area's character and identity. However, the combination of factors described above leads me to find that the site has capacity to accommodate the somewhat bespoke scheme proposed, and the proposal would assimilate positively into the streetscene and the neighbourhood.
8. In conclusion, the proposal would not harm the character and appearance of the area. As such, it would not conflict with Policies SE1 and SD2 of the Cheshire East Local Plan Strategy 2010-2030 (2017), which together seek to ensure that development positively contributes to local character.

Conditions

9. In addition to the standard commencement condition, a condition is necessary requiring that the development is carried out in accordance with the approved plans, to provide certainty. A condition covering materials is necessary in the interests of safeguarding the character and appearance of the area.

Conclusion

10. For the reasons given above I conclude that the appeal should be allowed.

William Cooper

INSPECTOR