



Appeal Decision

Site visit made on 22 June 2019

by Conor Rafferty LLB (Hons), AIEMA, Solicitor

Decision by Zoe Raygen Dip URP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 July 2020

Appeal Ref: APP/V4250/D/20/3246779

7 Amber Gardens, Hindley WN2 3RW

- 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 Ian Chisnall against the decision of Wigan Council
 - The application Ref A/19/87939/HH, dated 3 October 2019, was refused by notice dated 3 December 2019.
 - The development proposed is a single storey side extension.
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Decision

1. The appeal is allowed, and planning permission is granted for a single storey side extension at 7 Amber Gardens, Hindley WN2 3RW, in accordance with the terms of the application A/19/87939/HH dated 3 October 2019 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 plan: Drawing No. RAD/2050/19/1 dated October 2019.
 - 3) The external surfaces of the development hereby permitted shall be constructed from materials matching that of the existing building.

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.

Preliminary Matter

3. The Council, in its reason for refusal, has cited Policy CP17 of the Wigan Local Plan Core Strategy Development Plan Document, adopted September 2013. However, this relates to environmental protection and, in particular, ensuring that new development is designed so that it does not have an unacceptable adverse impact on amenity and quality of life. This does not appear to directly relate to the main issue in this appeal, as defined below. It has not therefore been determinative.

Main Issue

4. The main issue is the effect of the development on the character and appearance of the host dwelling and the surrounding area.

Reasons for the Recommendation

5. The appeal site is located in the Amber Gardens cul-de-sac and comprises a detached two storey dwelling. An attached garage on the side of the property, sitting forward of the main front elevation, has previously been converted into a study. The surrounding area is characterised by its residential use and the estate has an open plan feel, with gardens directly abutting the pavement. There is a high level of variety in the style and design of the dwellings located within the cul-de-sac.
6. The single storey extension would be constructed from materials to match the external appearance of the appeal property. While it would serve to elongate the side projection at the dwelling it would represent a modest overall subservient addition in terms of scale and, as such, would not significantly alter the appearance or proportions of the property. Similarly, although the proposal would sit forward of the front elevation of the main house, it would be built flush with the former garage in a continued, straight building line and would not therefore appear as an out of place addition to the host dwelling.
7. Views of the proposal would be primarily experienced when entering Amber Gardens due to the location of the appeal site, the angle at which the property sits, and the open plan nature of the estate. Here it would be experienced in the context of the varied property styles. It would maintain the open plan nature of the immediate surroundings by being set back from the road and retaining a level of spacing between the host dwelling and the neighbouring properties. Accordingly, it would contribute positively to the diverse streetscene while respecting the overall character of the cul-de-sac.
8. For all of those reasons I find that the development would not have a significantly adverse visual effect on the character and appearance of the host building and the surrounding area. Accordingly, it would comply with Policy CP10 of the Wigan Local Plan Core Strategy Development Plan Document, adopted September 2013 and the Wigan Council House Extension Design Guide Supplementary Planning Document, June 2019 which seek to ensure a satisfactory level of design.

Conditions

9. The standard time limit condition as well as a condition that the development is carried out in accordance with the approved plans are necessary in the interests of certainty. I have also imposed a condition which requires the materials to match the existing dwelling in order to safeguard the character and appearance of the area.

Conclusion and Recommendation

10. Having had regard to all matters raised, I recommend that the appeal should be allowed and planning permission should be granted for a single storey side extension at 7 Amber Gardens, Hindley WN2 3RW, in accordance with the terms of the application A/19/87939/HH dated 3 October 2019 subject to the conditions set out at paragraph 1 of this recommendation.

C Rafferty

APPEAL PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and the Appeal Planning Officer's report, and, on that basis, I agree that the appeal should be allowed and planning permission should be granted for a single storey side extension at 7 Amber Gardens, Hindley WN2 3RW, in accordance with the terms of the application A/19/87939/HH dated 3 October 2019 subject to the conditions set out at paragraph 1 of this recommendation.

Z Raygen

INSPECTOR