



Appeal Decision

Site visit made on 4 August 2020

by Thomas Hatfield BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17th August 2020

Appeal Ref: APP/R0660/D/20/3254274

82 Coppice Road, Willaston, CW5 6QD

- 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 Russett against the decision of Cheshire East Council.
 - The application Ref 19/5277N, dated 14 November 2019, was refused by notice dated 18 March 2020.
 - The development proposed is a two storey side extension, a single story side extension, and a single storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey side extension, a single story side extension, and a single storey rear extension at 82 Coppice Road, Willaston, CW5 6QD in accordance with the terms of the application, Ref 19/5277N, dated 14 November 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: A111-A3 Proposed Block Plan; A120-A1 Existing Elevations; A101-A1-R1 Floor Plans; A110-A4 Location Plan; A109-A1-R1 Site/Roof Plans; A121-A1-R1 Proposed Elevations.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

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

Reasons

3. The appeal property is a semi-detached house on the north eastern side of Coppice Road. It is located towards the end of a row of similar properties along this side of the street that are separated by a relatively consistent pattern of spacing. However, Nos 80 and 84 (on either side of the appeal property) have existing 2 storey side extensions, which appear to be of recent construction.

4. The proposed extension would be built up to the boundary with No 80 and would be 2 stories in height. It would largely eliminate the remaining gap between the appeal property and No 80 and would have a terracing effect in this regard. However, the recent extensions to the properties on either side have already changed the character of this end of the row to a significant degree. This stands in contrast to the other semi-detached properties to the south east where the original pattern of spacing has been largely retained. Moreover, the effect of the development would be highly localised to this part of the row. In these circumstances, I do not consider that the proposed extension would appear out of place.
5. For the above reasons, I conclude that the development would not significantly harm the character or appearance of the area. It would therefore accord with Policy SE 1 of the Cheshire East Local Plan Strategy (2017), saved Policy DC2 of the Macclesfield Borough Local Plan (2004), and Policy H6 of the Willaston Neighbourhood Plan. These policies seek to ensure, amongst other things, that domestic extensions reflect the size and scale of the existing and adjacent dwellings, and make a positive contribution to their surroundings.

Conditions

6. In addition to the standard time limit condition, I have imposed a condition that requires the development to accord with the approved plans. This is necessary in the interest of certainty. A condition requiring that the extension make use of matching materials is also necessary in order to preserve the character and appearance of the host property and the surrounding area.

Conclusion

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

Thomas Hatfield

INSPECTOR