



Appeal Decision

Site visit made on 18 August 2020

by Mr W Johnson BA(Hons) DipTP DipUDR MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28 August 2020

Appeal Ref: APP/M0655/D/20/3250552

3 Ladywood Road, Old Hall, Warrington WA5 9QR

- 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 Jessica Williams against the decision of Warrington Borough Council.
 - The application Ref 2019/36230, dated 29 September 2019, was refused by notice dated 3 April 2020.
 - The development proposed is described as '2-storey extension to side to replace garage'.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue of the proposed development is the effect on the character and appearance of the appeal site and surrounding area.

Reasons

3. Ladywood Road forms a circuit around a central area comprising grass and woodland, which has a number of roads radiating from it. The host dwelling is a detached house in a small row of 3no. properties of similar design, including No 5 Ladywood Road on the opposite side of Willoughby Close to the site.
4. Whilst there is no specific policy objection to the principle of a residential extension, I note that the appeal scheme would provide a significant amount of additional accommodation when compared with the original property. The dwelling types are varied on Ladywood Road, but are mostly in the form of detached houses sited in generous plots. This forms a strong and positive characteristic in the street scene, meaning I consider that the appeal site is located close to other detached properties of similar scale and massing, creating a sense of rhythm and balance throughout Ladywood Road.
5. The host dwelling is located adjacent to the junction of Willoughby Road and has not been significantly extended or altered from its original form. The proposed development would extend the width of the building considerably and thus, increase its scale and massing. The resultant effect would be an overly wide addition to the host dwelling relative to its existing proportions. The adverse effect of the proposal is accentuated through the lack of a lower ridge line or set back from the existing front elevation. These factors would diminish and unbalance the character and appearance of the host dwelling, resulting in a

cramped appearance, with a loss of spaciousness to the detriment of the wider street scene.

6. The appellant has referred to the gap that would be maintained with No 1 Ladywood Road and that there would be no terracing effect resulting from the proposed development due to No1 and the host dwelling being on different building lines. Nonetheless, the guidance contained in the House Extensions Guidelines 2 2003 (SPG) advises that for extensions to harmonise visually with existing dwellings they should be subordinate in scale to the building, which is to be extended.
7. My attention has been drawn to other properties in the area by the appellant in her statement and through the submission of photographs. Whilst noting these properties, relatively little detail has been provided regarding the particular planning backgrounds to those schemes. Without such information a full and detailed comparison between those developments and the case before me cannot be drawn except insofar as I was able to observe and assess the sites at my visit.
8. For all of these reasons, I therefore conclude that the proposed development would significantly harm the character and appearance of the appeal site and surrounding area. This would be contrary to the design, character and appearance aims of Policy QE7 of the Warrington Borough Council Local Plan Core Strategy 2014 and guidance contained within the SPG. The proposal would also be contrary to the requirements of the National Planning Policy Framework.

Other Matter

9. No encroachment or harm to the living conditions of No 1 is a matter of neutral consequence in the determination of this appeal and for the reasons described, do not out-weigh my assessment of the main issue. I have considered this appeal proposal on its own particular merits and concluded that it would cause harm for the reasons set out above.

Conclusion

10. Taking all matters into consideration, I conclude that the appeal should be dismissed.

W Johnson

INSPECTOR