



Appeal Decision

Site visit made on 6 October 2020

by A Caines BSc(Hons) MSc TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 October 2020

Appeal Ref: APP/W4325/W/20/3254477

Norwoods, 9 Rectory Lane, Heswall CH60 4RZ

- 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 Michael Snelson (Lorrose Ltd) against the decision of Wirral Metropolitan Borough Council.
 - The application Ref APP/20/00130, dated 23 January 2020, was refused by notice dated 2 April 2020.
 - The development proposed is erection of one new dwelling and detached garage.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. Notwithstanding the name given on the appeal form, the appeal proceeds in the name of the original applicant.

Main Issue

3. The evidence before me indicates that the Council has already granted planning permission for a house on the site¹. The appeal scheme seeks to add a detached garage to the previously approved scheme and it is only this element which is in dispute in this appeal. I shall therefore confine my assessment of the appeal to the proposed garage.
4. Thus, the main issue is the effect of the garage on the character and appearance of the area.

Reasons

5. This part of Rectory Lane is single width, without footways and for the most part is tightly constrained by hedges and trees. Although there is no uniform building line, houses are set back from the road. These factors give the lane an intimate and almost semi-rural character.
6. Due to its size, height and siting so close to the road, the proposed garage would be a visually dominant and uncharacteristic feature within the streetscene. In addition, its proximity to the roadside boundary is likely to limit the prospects of successful re-establishment of any replacement hedge planting. The attractive character of Rectory Lane would be unacceptably harmed as a result.

¹ LPA ref: APP/19/01315

7. I therefore conclude that the garage would cause unacceptable harm to the character and appearance of the area. This is contrary to Policy HS4 of the Wirral Unitary Development Plan 2000, which among other things, requires that development does not result in a detrimental change in the character of the area. There is also conflict with paragraph 127 of the National Planning Policy Framework, which requires development to add to the overall quality of the area.

Other Matters

8. From the information before me, I have no reason to believe the proposed dwelling would cause any significant effects. As such, I have considered the possibility of granting planning permission for only that aspect of the appeal development. However, I have opted not to on the basis that the evidence indicates that there is already an extant planning permission in place for such development.

Conclusion

9. For the reasons given, I conclude that the appeal should be dismissed.

A Caines

INSPECTOR