



Appeal Decision

Site Visit made on 8 February 2021 by Hilary Senior BA (Hons) MCD MRTPI

Decision by R C Kirby BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5 March 2021

Appeal Ref: APP/A0665/D/20/3263234

4 Longmeadow, Weaverham, Northwich, CW8 3JH

- 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 Paul Wheat against the decision of Cheshire West and Chester Council.
 - The application Ref 20/02316/FUL, dated 2 July 2020, was refused by notice dated 16 September 2020.
 - The development proposed is front and side two storey extension.
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Decision

1. The appeal is dismissed.

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.

Procedural Matters

3. The Cheshire West and Chester House Extensions and Domestic Outbuildings Supplementary Planning Document (SPD) was adopted on 13 January 2021, during the course of this appeal. The parties have been consulted on this and their representation on it have been taken into account.
4. The description of development in the banner heading has been taken from the planning application form. The decision notice has an amended description of development, although there is no evidence before the appeal of any agreement from the appellant to this change.

Main Issue

5. The main issue is the effect of the proposal on the character and appearance of 4 Longmeadow and the surrounding area.

Reasons

6. Longmeadow is a residential cul-de-sac, characterised by a mix of mainly detached dwellings of differing styles. They are set back from the road with low boundary treatments giving an open character to the area.
7. The host dwelling is situated on a bend in the road and its front gable feature is prominent in the street scene. The garden area to the side of the property, adjoining the neighbouring plot makes a positive contribution to the spacious qualities of the area.

8. Although the proposed extension would be set back from the front elevation and the proposed gable would be similar in design to the existing, its overall size, scale and design would compete with that of the host dwelling, such that harm to its character and appearance would result.
9. As a consequence, the proposal would erode the host dwelling's contribution to the character and appearance of the area. The overly wide front elevation that would result would be out of keeping with nearby properties and the reduction of open garden between No 4 and No 6 area would be significantly harmful to this pleasant residential environment.
10. I have noted the appeal decisions referred to by the appellant, however, one of the cases was within a different local planning authority area, and the case in Northwich related to a property in an area where extensions similar to that proposed were a feature of the area. Accordingly, these examples are not directly comparable to the appeal proposal. In any event, I have determined this appeal on its own merits based on the site-specific circumstances of the case.
11. I note the appellant's concerns regarding the Council's handling of the case and the changes to the description of development. However, this is a matter that would need to be taken up with the Council in the first instance. In determining this appeal, I am only able to have regard to the planning merits of the case.
12. Given my findings above, I conclude that the proposal would harm the character and appearance of 4 Longmeadow and the surrounding area and would therefore conflict with Policy ENV6 of the Cheshire West and Chester Local Plan (Part 1) and Policies DM3 and DM21 of the Cheshire West and Chester Local Plan (Part 2) which together seek to ensure that development contributes positively to the character and appearance of the area and that extensions are subordinate to the original building. It would also conflict with guidance in the Cheshire West and Chester House Extensions and Domestic Outbuildings Supplementary Planning Document (SPD) (2021) in terms of blending in with the setting.

Conclusion and Recommendation

13. For the reasons given above and having regard to all other matters raised, I recommend that the appeal is dismissed.

Hilary Senior

APPEAL PLANNING OFFICER

Inspector's Decision

14. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

RC Kirby

INSPECTOR