
Appeal Decision

Site visit made on 8 March 2021

by Siobhan Watson BA(Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31st March 2021

Appeal Ref: APP/A0665/D/20/3264961

27 Lower Field Road, Chester, CH4 7QE

- 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 Miss Jessica Bridson against the decision of Cheshire West & Chester Council.
 - The application Ref 20/03793/FUL, dated 15 October 2020, was refused by notice dated 11 December 2020.
 - The development proposed is a first floor side extension above the existing garage and utility and a single storey front extension.
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Decision

1. The appeal is allowed and planning permission is granted for a first floor side extension above the existing garage and utility and a single storey front extension at 27 Lower Field Road, Chester, CH4 7QE in accordance with the terms of the application, Ref 20/03793/FUL, dated 15 October 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin no 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 plan: PPA/113/D.02A
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those of the existing building.

Main Issue

2. The effect of the proposal on the character and appearance of the area.

Reasons

3. Lowerfield Road is characterised by detached and semi-detached two storey dwellings of fairly uniform designs. There are several other detached houses of a similar style to the appeal house which have first floor side extensions like the proposed side extension, without a set-back or lowered roof.
4. The Council's Supplementary Planning Guidance, House Extensions (SPG) was adopted after the appeal application was determined but was available in draft form at the time of the Council's decision. As it has now been adopted, I give it significant weight. This explains that in order to maintain a subordinate appearance to the main house, first floor side extensions should be set back at least 1 metre from the main part of the front elevation; be at least 1 metre

- from the side boundary; and the roof should be lower than that of the main dwelling.
5. The first floor side extension would be around 1m from the side boundary but it would be flush with the first floor front elevation and the roof would not be lower than that of the main house. Therefore, it would not fully comply with the advice contained within the SPG.
 6. However, the extension would be set back from the existing ground floor elevation of the garage and porch. This would ensure that the extension would not be flush with the entirety of the front elevation. In addition, the first floor extension would only be about one third of the width of the existing first floor and the ground floor front extension would simply bring the lounge forward to be in line with the garage and porch. The extensions would therefore be of a modest scale in comparison to the overall size of the existing building.
 7. Furthermore, I was able to see the nearby similarly extended properties at my visit which did not look unattractive. The proposal would be in keeping with those existing buildings and the street-scene. Whilst the proposal would not conform with the advice in the SPG for first floor side extensions, in these particular circumstances, I find that the proposal would have an acceptable appearance.
 8. I therefore conclude that the proposal would not harm the character and appearance of the area. Consequently, I find no conflict with Policy ENV 6 of the Cheshire West and Chester Local Plan Part One or Policies DM3 and DM21 of the Cheshire West and Chester Council Local Plan Part Two. In combination, these policies seek to protect the character and appearance of the area. The proposal would conform to the development plan as a whole.
 9. I have considered the Council's proposed conditions in accordance with the Planning Practice Guidance. In addition to the standard implementation condition it is necessary to impose a condition to identify the approved plans in the interest of precision. A condition in respect of materials is necessary in the interest of character and appearance.
 10. For the above reasons I allow the appeal subject to the above conditions.

Siobhan Watson

INSPECTOR