



Appeal Decision

Site visit made on 17 January 2022

by B Plenty BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 January 2022

Appeal Ref: APP/Q4245/D/21/3275772

22 Queen's Road, Hale, ALTRINCHAM WA15 9HE

- 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 Mssrs. A and S Nolan against the decision of Trafford Metropolitan Borough Council.
 - The application Ref 102933/HHA/20, dated 17 December 2020, was refused by notice dated 2 March 2021.
 - The development was originally described as "extensions and alterations to the main roof, including conversion from hipped to gable, change in angle of front roof slope, insertion of roof lights to front elevation, erection of dormer window to rear roof slope; extension and external alterations including reconfiguration of the roof to single storey outrigger (amendments to 100604/HHA/20)".
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Decision

1. The appeal is allowed and planning permission is granted for extensions and alterations to the main roof, including conversion from hipped to gable, change in angle of front roof slope, insertion of roof lights to front elevation, erection of dormer window to rear roof slope; extension and external alterations including reconfiguration of the roof to single storey outrigger at 22 Queen's Road, Altrincham WA15 9HE in accordance with the terms of the application, Ref 102933/HHA/20, dated 17 December 2020, and the plans submitted with it, being; 'As Existing Elevations – 03' and accompanying site plan.

Preliminary Matters

2. The proposed development has been completed. However, I have removed reference to retrospective from the description as this does not describe an act of development. On the basis that the proposal is retrospective, s73A of the 1990 Town and Country Planning Act applies. I have therefore dealt with the appeal on this basis.
3. The date given on the application form is 25 March 2021, which postdates the decision notice. I have therefore taken the application submission date from the appeal form.
4. Since the proposal was refused, the Council has granted Planning permission¹ for most works subject to this appeal. This is an important material consideration. The difference, between the approved scheme and the proposal the subject of this appeal, relates to the proposed alteration to the front roof plane. This appears to be the sole area of dispute between main parties, and I shall therefore focus on this element of the proposal.

¹ Planning Application Reference: 103983/HHA/21

Main Issue

5. The main issue is the effect of the proposed development on the character and appearance of the host dwelling and the surrounding area.

Reasons

6. Queen's Road is a residential street. It consists of dwellings with a variety of styles, although predominantly of traditional form. The site is within the settings of the South Hale Conservation Area and Stamford Park Junior and Infant School; a grade II listed building. The appeal dwelling is one of two properties on a corner site, with playing fields to the north and Stanway Drive to the south. Despite the presence of tree cover around the playing fields, the dwelling and especially its roof, is prominent in local views. The appeal dwelling is a two-storey early C20 brick building, with curved bay windows to its front and side and having a traditional style. Accordingly, the site makes a positive contribution to the character and appearance of the area.
7. The roof alterations, including the replacement of its hipped roof to gable ends and large rear dormer, has substantially changed the appearance of the roof. The flat roof element, clearly visible from the street, has introduced a feature not readily apparent in the local area. Nonetheless, this would partly mimic the ridge line of the original roof design. Moreover, the gable end presents a symmetrical form, where the front and rear roof planes are the same inclination. Therefore, the roof alterations as a whole would retain the hierarchy of built form. This would also retain the proportions of the dwelling and enable focus to remain on the main features of the front and side elevations. Consequently, the proposed retention of the existing development would not result in a fundamental change to its massing or unbalance the overall design of the dwelling.
8. The constructed front roof does not accord with the angle of inclination of the neighbouring dwelling. However, these two properties stand apart from nearby buildings. The variance is therefore not a jarring or abrupt feature within the streetscene. To recreate the original front roof of the dwelling would result in the reduction in its angle by around 10 degrees. This would create an asymmetrical gable end design. Due to the prominence of the sides of the dwelling, such an approach would be harmful to the design of the dwelling and the character and appearance of the area. Therefore, taking the approved elements into account, the proposed retention of the front roof slope would result in a coherent and balanced design.
9. Consequently, the proposed development would be in keeping with the character and appearance of the host dwelling and the surrounding area. Accordingly, the proposal would comply with policy L7 of the Trafford Core Strategy (2012) and the Council's House Extension and Alteration Guide (2012), the objectives of which are consistent with the National Planning Policy Framework (The Framework). These seek, among other matters, for development to be appropriate to its context and sympathetic to local character.

Other Matters

10. I am required to pay special attention and have regard to the desirability of preserving the setting of listed buildings². Paragraph 199 of the Framework requires great weight to be given to a heritage asset's conservation when considering the impact of a proposal on its significance. The significance of the school derives from its decorative architectural detailing, survival of original features and prominence within the street scape. Views of the appeal dwelling, are evident from the Queen's Road frontage of the listed building. However, due to the modest scale of proposed works, intervening landscaping and the separation distance the proposal would preserve the significance of the listed building.
11. The proposed alteration to the front roof plane would not demonstrably affect the living conditions of occupiers of the neighbouring dwelling with respect to access to daylight and sunlight or privacy.

Conclusion

12. There are no material considerations that indicate the application should be determined other than in accordance with the development plan. For the reasons given above, I therefore conclude that the appeal should be allowed.

B Plenty

INSPECTOR

² Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990