



Appeal Decision

Site visit made on 8 March 2022

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17TH March 2022

Appeal Ref: APP/P2365/D/21/3289664

86 Church Road, Tarleton PR4 6UP

- 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 & Mrs Bryan against the decision of West Lancashire Borough Council.
 - The application Ref 2021/0656/FUL dated 18 May 2021, was refused by notice dated 30 September 2021.
 - The development proposed is described as proposed single storey rear infill extension rear dormer roof extension, side door and window to the gable end.
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Decision

1. The appeal is allowed and planning permission is granted for proposed single storey rear infill extension rear dormer roof extension, side door and window to the gable end at 86 Church Road, Tarleton PR4 6UP in accordance with the terms of the application, Ref 2021/0656/FUL dated 18 May 2021, and the plans submitted with it, subject to conditions set out below.

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan: 748.160.PL01, Proposed GA Plan: 748.160.PL Rev A, and Proposed Elevations: 748.160_PL06

(3) The external materials of the dormer hereby approved shall be carried out in accordance with the materials identified on the application form and approved plans. The external facing brickwork of the single storey rear extension hereby permitted shall match the brickwork of the existing building.

Main Issue

2. The main issue in this appeal is the effect of the proposed development on the character and appearance of the Plox Brow Conservation Area and streetscene in general.

Reasons

3. The site is a semi-detached property within a row of residential properties along Church Road, located to the rear is The Courtyard Tarleton which comprises commercial buildings of varying designs, scale and materials. The site lies within the Plox Brow Conservation Area in accordance with the statutory duty imposed by section 72(1) of the Planning (Listed Building and

Conservation Areas) Act 1990; I am required to have special regard to the effect of the proposed development on the character or appearance of the area.

4. The Plox Brow Conservation Area received conservation area status due to a number of features, I note that the variety and quality of the buildings, their design, materials and relationship with one another is amongst these and plays a part in the Conservation Areas significance as a heritage asset.
5. Whilst most of the residential properties along Church Road in the vicinity of the appeal site are red brick construction, they appear to have lost original details such as windows, doors and have been extended or altered over time.
6. I observed during my site visit that the palette of materials used in the area vary, modern residential properties are noticeable from the rear of the appeal site, along with the variation of design, scale and materials of nearby commercial buildings.
7. The proposed rear dormer would be visible from public vantage points, particularly from The Courtyard Tarleton, neighbouring properties and to a limited degree from Church Road including through the small gap between No. 84 and the appeal property. Contemporary materials are proposed to be used in the construction of the substantial dormer.
8. The West Lancashire District Council, Supplementary Planning Document, Design Guide (2008) (the SPD) provides an overview of design guidelines. In relation to dormer and roof extensions these should not in general be built up to the ridge, built up from the rear elevation or have a flat roof. The proposed development would not comply with the design guidance set out in the SPD.
9. During my site visit I observed the dormer to the rear of No. 92 Church Road which is substantial with a flat roof. Whilst set back from the eaves of the neighbouring property, I noted that the proposed dormer when viewed from the rear would also have the appearance of being set back due to the recess in from the cladding and the set back in the large window.
10. Even though the proposed dormer would not align with the guidelines in the SPD and would be a clearly a modern addition to the property, the scale of the development and materials used would not be out of keeping with the surrounding area, particularly when viewed from the commercial properties to the rear of the site.
11. The appeal site would retain its modest red brick form when viewed from Church Road, albeit there would be a glimpse of the modern addition from the view afforded between properties to the modern dormer and from along Church Road over the top of adjacent properties. Notwithstanding this I find that the proposed development would not detract from significance of the Conservation Area.
12. The proposed single storey extension to the rear is proposed to be faced in grey vintage brickwork, this would be incongruous to the brickwork of the appeal site and surrounding properties. Notwithstanding this a planning condition could be attached to any approval to ensure that brickwork matched that of the existing property. The Council did not have concerns relating to the scale or design of the extension, or the side door and window to the gable end and based on the information I have before me I do not disagree.

13. I conclude that the proposed development would not harm the Plox Brow Conservation Area, and the streetscene in general. There is no conflict with Policies GN3 and EN4 of the West Lancashire Local Plan 2012-2027, Development Plan Document (2013) which seek amongst other things to ensure developments are a high quality of design which preserve or enhance the heritage asset.

Conclusion and Conditions

14. For the above reasons I conclude that this appeal should be allowed.
15. I have imposed a standard condition relating to the commencement of development and a condition specifying the relevant plans as this provides certainty. In order to safeguard the character and appearance of the area I have imposed a condition concerning materials.

C Pipe

INSPECTOR