The Planning Inspectorate

Appeal Decision

Site visit made on 11 April 2022 by Hilary Senior BA (Hons) MCD MRTPI

Decision by Chris Baxter BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 May 2022

Appeal Ref: APP/C4235/D/22/3292470
78 Bramhall Lane South, Bramhall, Stockport, SK7 2EA

- 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 Everatt against the decision of Stockport Metropolitan Borough Council.
- The application Ref DC/082314, dated 17 August 2021, was refused by notice dated 21 January 2022.
- The development proposed is "construction of a new largely single storey side extension containing new kitchen, dining and living facilities to the Ground Floor, and a mezzanine office space provided within in its roof space; reinstatement of the pedestrian site entrance back to Bramhall Lane South; reinstatement of the front/main entrance to the property back onto the front (West) elevation; construction of a new entrance porch structure to the front (West) elevation to mimic the original porch (which has been removed) as closely as feasibly possible; construction of a raised patio/deck to the south of the new side extension."

Decision

1. The appeal is allowed and planning permission is granted for single storey side extension; reinstatement of the pedestrian site entrance back to Bramhall Lane South; reinstatement of the front/main entrance to the property back onto the front (West) elevation; reinstatement of the original entrance porch structure to the front (West) elevation; construction of a raised patio/deck to the south of the new side extension. at 78 Bramhall Lane South, Stockport, SK7 2EA in accordance with the terms of the application, Ref DC/082314, dated 17 August 2021, subject to the following conditions:

    1) The development hereby permitted shall begin not 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 plans:AW119-201 Site Location Plan, AW119-206 Proposed Site Plan, AW119-207 Rev A Proposed Ground and First Floor Plan, AW119-208 Rev A Proposed West Elevation, AW119-209 Rev A Proposed South and East Elevations.

    3) Prior to the relevant works commencing (i) a schedule of all the materials of external construction has been submitted to and approved in writing by the local planning authority and (ii) samples have been made available for inspection on the site. The development shall not be occupied until it has been completed in accordance with the approved schedule and materials.

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.

Preliminary Matters

3. The description of development given in my formal decision is taken from the Decision Notice rather than the planning application form, as this provides a more succinct description of the development.

Main Issue

4. The main issue is whether the proposal preserves or enhances the character or appearance of the Bramhall Lane South Conservation Area (CA).

Reasons for the Recommendation

5. The appeal property is a semi detached dwelling at the corner of Bramhall Lane South and Hartington Road. It was constructed in 1896 and retains some original features, although the porch and access to the property from the front elevation was removed some time ago. It is located within the Bramhall Lane South Conservation Area (CA) which is a linear CA following an historic route from Stockport town centre to Bramhall characterised by residential properties in a variety of designs, but with a parallel set back from the highway respecting the historic line, width and character of Bramhall Lane South. The decorative bays, porches and black and white timbered gables are present on several of the properties in the area. The Bramhall Lane South Conservation Area Character Appraisal (2011) notes that there is pressure for side extensions and that two storey side extensions in particular are likely to reduce the spaces between buildings eroding the established character of the CA.

6. The side extension would be set back from the front elevation, with the eaves height being the same as the proposed reintroduced porch. With the materials proposed to match the existing dwelling, including the slope and tiles to the roof, the proposed extension would reflect the characteristics of the original dwelling. Due to the single storey nature of the proposal, it would appear as a subservient addition to the dwelling.

7. The existing substantial landscaping to the front and side boundaries of the appeal property would remain as part of the proposal. From my visit I noted that this landscaping goes some way to obscure the view of the host dwelling from both Bramhall Lane South and Hartington Road. Whilst this cannot be relied upon in perpetuity, due to the importance of the landscaping to the street scene and character and appearance of the CA it is likely that it will remain.

8. I note that the proposed reinstatement of the porch and pedestrian entrance to the property from Bramhall Lane South was supported in principle by the Council. From the evidence before me and my observations on site I agree that this would serve to replicate the original features of the dwelling and would be a benefit of the scheme as it would preserve the character and appearance of the CA.

9. Given my findings and having regard to the statutory duty I conclude that the proposal would preserve the character and appearance of Bramhall Lane South CA and its significance as a designated heritage asset.

10. Accordingly, I conclude that the proposed development would preserve the character and appearance of the Bramhall Lane South CA. Consequently, it would meet the statutory tests set out in the CA and would accord with Policy SIE-3 of the Stockport Core Strategy (2011) and saved Policy HC1.3 of the Stockport Unitary Development Plan (2006) which amongst other things, seek to ensure that development is sympathetic to the site and surroundings and safeguards features which contribute to the character or appearance of the Conservation Area.

Conditions

11. I have considered the conditions suggested by the Council in accordance with the Framework and Planning Practice Guidance. A condition specifying that the development is undertaken in accordance with the approved drawings is necessary to provide certainty. In order to protect the character and appearance of the Conservation Area a condition that requires materials to be approved by the Local Planning Authority is necessary.

Conclusion and Recommendation

12. The proposal would not conflict with the development plan as a whole and there are no other considerations, including the provisions of the National Planning Policy Framework, which outweigh this finding.

13. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed with the suggested conditions.

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 allowed.

Chris Baxter

INSPECTOR