



Appeal Decision

Site visit made on 3 May 2022 by N Unwin BSc (Hons) MSc

Decision by J Hunter BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 May 2022

Appeal Ref: APP/V4250/D/22/3292209

20 Dewberry Close, Tyldesley, Manchester M29 8RD

- 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 Ryan Williamson against the decision of Wigan Metropolitan Borough Council.
 - The application, ref. A/21/91991/HH, dated 5 July 2021, was refused by notice dated 30 November 2021.
 - The development proposed is described as 'To extend dwellinghouse – single storey to side and rear'.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey side and rear extension at 20 Dewberry Close, Tyldesley, Manchester M29 8RD in accordance with the terms of the application, ref. A/21/91991/HH, dated 5 July 2021, and the plans submitted with it, 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 plans: Site Plan ref. 01; Proposed – Ground Floor Plan ref. 09; Proposed – First Floor Plan ref. 10; Proposed – Front Elevation ref. 11; Proposed – Rear Elevation ref. 12; Proposed – Side Elevation ref. 13; and Proposed – Side Elevation ref. 14.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing host dwelling.

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 in the banner heading above is taken from the appeal form and the Council's decision notice. However, in the interests of conciseness, for the purposes of the decision I have amended the description of development to 'a single storey side and rear extension'.

Main Issue

4. The main issue is the effect of the proposal on the living conditions of no.'s 43, 45 and 47 Dewberry Close, with particular regard to outlook, light and privacy.

Reasons for the Recommendation

5. The appeal property is a two storey semi-detached dwelling, with a driveway adjoining the side elevation and a single storey rear conservatory. The appeal site is separated from no's 43, 45, and 47 by an access road. A fence and vegetation form the boundary treatment with the access road.
6. The proposed development would involve a single storey, pitched roof side and rear extension which would wrap around the existing dwelling. The building line of the proposed rear extension would be similar to that of the existing conservatory, limiting any increase in the built form to the rear of the existing dwelling. The proposed side extension would be set back from the front elevation and site boundary, reducing its impact on the existing outlook and natural light of surrounding dwellings. Although the appeal site is at a higher elevation than no.'s 43, 45, and 47, the proposal's modest scale and pitched roof will result in a moderate protrusion above the existing boundary fence, avoiding any material impact on the existing natural light and outlook of these neighbouring occupiers.
7. A ground floor window and single door are proposed within the side elevation of the proposed extension. Due to the height and positioning of the proposed window and door which would service non-habitable rooms, the proposed development is not considered to result in a loss of privacy of the occupants of no.'s 43, 45, and 47.
8. For the above reasons, I consider that the proposed development would be acceptable in terms of its effect on the living conditions of no.'s 43, 45, and 47 with particular regard to natural light, privacy, and outlook. The proposal would therefore comply with Policies CP10 and CP17 of the Core Strategy Development Plan Document (2013), and House Extensions Design Guide Supplementary Planning Document (2019) which broadly require new development to protect the quality of life of neighbouring occupiers.

Conditions

9. In addition to the standard time limit condition, I have imposed a condition requiring that the development is carried out in accordance with the approved plans and a condition requiring the external materials used match that of the existing dwelling. These conditions are required to protect the character and appearance of the host building and wider area.

Conclusion and Recommendation

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

N Unwin

APPEAL PLANNING OFFICER

Inspector's Decision

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

J Hunter

INSPECTOR