



Appeal Decision

Site visit made on 18 May 2022

by Martin H Seddon BSc MPhil DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17th June 2022

Appeal Ref: APP/W4325/D/22/3294281

16 Kings Lane, Higher Bebington CH63 8NS

- 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 Steven Dunn against the decision of Wirral Council.
 - The application Ref: APP/21/01986, dated 11 October 2021, was refused by notice dated 31 January 2022.
 - The development proposed is erection of a single storey rear extension and single storey side garage.
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Decision

1. The appeal is allowed, and planning permission is granted for erection of a single storey rear extension and single storey side garage in accordance with the terms of application ref: APP/21/01986, dated 11 October 2021 and subject to the conditions in the schedule at the end of this decision.

Main Issue

2. The main issue in this appeal is the effect of the proposal on the character and appearance of the area.

Reasons

3. No.16 Kings Lane is located at the junction of Kings Lane and Princes Boulevard. It is a two-storey semi-detached dwelling, set back from both adjacent roads. The character of the area is of dwellings alongside tree lined boulevards with grass verges adding to the overall verdant appearance. Many of the dwellings have retained their front gardens, whereas the appeal building has a bland empty space which may be used for vehicle parking and manoeuvring.
4. The proposed extension would infill an area at the rear of the building, enabling the installation of a row of patio doors in the new structure. A single storey rear extension would be demolished as part of the proposal. The adjoining semi-detached dwelling has a rear extension, separated from the rear garden of No.16 by a hedge and no issues have been raised by the Council in terms of any loss of amenity for neighbours. Subject to a condition regarding the use of external materials to match those of the dwelling, I consider that this part of the development would be acceptable.
5. The proposed garage would occupy land next to the side of the house which has previously been used for parking a vehicle. The garage would be in a

prominent position at this corner plot and would not meet the advice in the Council's Supplementary Planning Guidance 11: House Extensions as it would occupy more than half the width of the plot between the property and the adjacent highway. Nevertheless, the areas of grass verge on Princes Avenue would retain sufficient sense of openness around the proposed garage. However, to help mitigate the visual impact of the garage and to complement the character of the area I consider that it would be appropriate to impose a condition requiring landscape treatment including shrub planting within the former front garden of the building, whilst retaining a space for parking and manoeuvring a vehicle.

6. I consider that the proposed extension and garage would be of an appropriate scale in relation to the plot and would not dominate the existing building or be visually overbearing when viewed from adjoining houses. Subject to conditions, the proposal would have no significant harmful effect on the character and appearance of the area. It would therefore fail to conflict with Wirral Unitary Development Plan policy HS11.

Conditions

7. In addition to the standard condition for commencement of development I have included a condition to specify the approved plans. A condition is imposed requiring the use of external materials to match those of the main dwelling in the interest of maintaining the character and appearance of the area. As mentioned above, conditions are included to ensure the front garden of the site is landscaped in the interest of visual amenity and biodiversity.

Conclusion

8. I have taken all other matters raised into account, including paragraphs 130 and 134 of the National Planning Policy Framework concerning the design quality of proposed developments. However, for the reasons given above, I conclude that the appeal should be allowed.

Martin H Seddon

INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall begin not later than three years from the date of this permission.
2. The materials to be used in the external surfaces of the development hereby permitted shall match those used in the existing building.
3. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - A101 - 1:500 Site Location Plan TQRQM21284091409850, dated 11th October 2021.
 - A105 - Proposed Floorplans, Revision 1, dated 11/10/2021.
 - A106 - Proposed Side Elevations, Revision 1, dated 11/10/2021.

- A107 – Proposed Front and Rear Elevations, Revision 1, dated 11/10/2021.
 - A108 – Proposed 3D, Revision 1, dated 11/10/2021.
4. No development shall commence until there shall have been submitted to and approved in writing by the local planning authority a scheme of landscaping, including shrub planting within the front garden area of the site.
 5. All planting, comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development and any trees, shrubs or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.