



Appeal Decision

Site visit made on 25 July 2022

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

an Inspector appointed by the Secretary of State

Decision date: 03 August 2022.

Appeal Ref: APP/M0655/D/22/3301558

390 Liverpool Road, Great Sankey, Warrington WA5 1RG

- 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 P Pickering against the decision of Warrington Borough Council.
 - The application Ref 2021/39459 dated 3 May 2021, was refused by notice dated 29 March 2022.
 - The development proposed is described as proposed two storey side and rear extension.
-

Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The site is within a predominantly residential area and comprises a semi-detached property. Properties in the immediate area vary in design, in general pairs of properties have an architectural rhythm with balanced features.
4. The Council's House Extensions Supplementary Planning Document (2021) (the SPD) suggests that two storey side extensions should not be greater than 50% of the width of the original house, have some degree of set back from the main front elevation and retain a 1m gap between the building and the side boundary unless the prevailing character is different.
5. The appeal proposal does not comply with the guidelines outlined in the SPD. The proposal projects forward of the existing house and extends beyond the rear of the existing property. Whilst the width of the proposed development does not appear at odds with the original house, due to the scale and bulky appearance the development would not appear subordinate.
6. The gap between the proposed development and the side boundary would be less than identified in the SPD, notwithstanding this the gap between buildings and side boundaries vary within the area and the proposed retained gap would not result in a terracing effect.

7. The proposed development includes a projecting front gable design which would unbalance the property. I find that the proposed development would be incongruous to the surrounding area and would appear as an out of keeping addition to the property.
8. The Appellant has drawn my attention to an approved application at the appeal site. I have not been provided with substantive evidence relating to this scheme to allow me to compare it to the proposal before me or to allow me to consider it as a reasonable fallback scheme. I therefore give this limited weight.
9. I conclude that the proposed development would harm the character and appearance of the area. There is conflict with Policy QE7 of the Warrington Borough Council, Local Plan Core Strategy (2014) and the SPD which amongst other things seek to ensure developments have regard harmonise with the scale and proportions of adjacent and/or existing buildings and are of good design.

Conclusion

10. For the above reasons I conclude that this appeal should be dismissed.

C Pipe

INSPECTOR