
Appeal Decision

Site visit made on 12 July 2022

by Samuel Watson BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4 August 2022

Appeal Ref: APP/A0665/D/22/3296142

43 Cherry Tree Avenue, Barnton, Northwich CW8 4LX

- 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 Rachel Cox against the decision of Cheshire West and Chester Council.
 - The application Ref 21/03474/FUL, dated 17 August 2021, was refused by notice dated 10 March 2022.
 - The development proposed is a single storey side extension and flat roof front dormer.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey side extension and flat roof front dormer at 43 Cherry Tree Avenue, Northwich CW8 4LX in accordance with the terms of the application, Ref 21/03474/FUL, 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: 100 P01, 100 P06, 100 P07, 100 P08 and 100 P09.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the surrounding area.

Reasons

3. The appeal site is located at the end of Cherry Tree Avenue, a residential street which, while characterised primarily by two-storey dwellings, includes a number of bungalows surrounding the appeal site. Further bungalows are also present along Ashwood Close. The appeal site contains a semi-detached bungalow, and immediately adjacent to this pair are a further pair, resulting in group of four bungalows that are read together. This group is visually discrete from the rest of the development along Cherry Tree Avenue, and as such are primarily read on their own, and in connection with Ashwood Close.
4. Dormers are not common within the street-facing roofscape along Cherry Tree Avenue, the main exception to this is the front-facing box dormer at the other end of the group of bungalows. The proposed dormer would effectively bookend the group when taken with the existing dormer. As the four bungalows are read as a group, I find it would balance the group rather than

unbalance the semi-detached pair of which the host dwelling forms part. Given this and that the group are not read as a visual continuation of Cherry Tree Avenue, I find that the proposed changes would not harm the overall street scene.

5. Whilst I note that the materials of the proposed dormer would not reflect those already in use on the front of the host dwelling, it would reflect those used on the rear dormer as well as the nearby dormer. Moreover, whilst of a simple appearance, I find that the dormer would be a sufficiently high quality design. I do not think that the proposed side extension, given its positioning, scale and design would result in any harm to the character and appearance of the street scene or surrounding area.
6. In light of the above I find that the proposed development would not harm the character and appearance of the street scene and would therefore comply with Policy ENV6 of the Cheshire West and Chester Council Local Plan Part One: Strategic Policies, and Policies DM3, DM21 of the Cheshire West and Chester Council Local Plan (Part Two) Land Allocations and Detailed Policies. These policies collectively, and amongst other matters, require that developments are of a high-quality design that respects the local character and sense of place. The proposal would also comply with the guidance set out within the House Extensions and Domestic Outbuildings Supplementary Planning Document.

Conditions

7. I have had regard to the conditions suggested by the Council and the advice on planning conditions set out by the National Planning Policy Framework and the Planning Practice Guidance. In the interests of clarity and enforceability, I have made some changes to the wording.
8. For certainty, I have set out the timescale for the commencement of works. A condition is also necessary for certainty and enforceability, requiring that the development is carried out in accordance with the approved plans. As the proposal would need to be carried out in accordance with the approved plans, which includes the agreed materials, it would not be necessary to impose a separate materials condition.

Conclusion

9. For the reasons given above I conclude that the appeal should be allowed.

Samuel Watson

INSPECTOR