



Appeal Decision

Site visit made on 20 September 2022

by J Downs BA(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 October 2022

Appeal Ref: APP/Z4310/D/22/3303261

29 Woodvale Road, Croxteth, Liverpool L12 0PE

- 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 Amy Law against the decision of Liverpool City Council.
 - The application Ref 22H/1294, dated 4 May 2022, was refused by notice dated 24 June 2022.
 - The development proposed is Single storey pitched roof rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for Single storey pitched roof rear extension at 29 Woodvale Road, Liverpool, L12 0PE in accordance with the terms of the application, Ref 22H/1294, dated 4 May 2022, 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 approved drawing 01 Single storey pitched roof extension to rear.
 - 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 building.

Preliminary Matters

2. I saw at my site visit building works were occurring at the back of the house. However, I have my decision on the submitted plans.

Main Issue

3. The main issue is the effect of the development on the living conditions of the occupiers of 31 Woodvale Road with particular regard to outlook.

Reasons

4. The host property and its neighbours are detached dwellings, separated by footpaths to the side of each property. The dwellings are staggered, with the appeal dwelling projecting well beyond the rear elevation of No 31. 39 Woodvale Road has a side elevation to the rear boundary of No 31.
5. No 31 has a conservatory on the boundary with the appeal property. This sits within the area enclosed by the existing dwelling. There would at most be a limited effect on the outlook from this, or any of the other habitable rooms of

No 31 due to this relationship with the appeal property, the height of the close boarded fence along the boundary and the monopitch roof design of the proposed extension.

6. The proposed extension would be set away from the boundary with No 31, albeit by a small amount. The monopitch roof, falling away from the dwelling as specified by the SPG, would reduce the mass of the extension when viewed from the garden of No 31. There is a slight incline to the rear gardens which would further help to reduce the effect of the extension. There is an open outlook to the other side of No 31 due to the wider layout which has a cul-de-sac beyond the dwellings. The appeal proposal would therefore have an acceptable impact on the outlook from the garden of No 31 and would not be over-dominant.
7. I acknowledge that the depth of the proposed extension exceeds the projection guidance for single storey rear extensions in the Councils Supplementary Planning Guidance Note 1 (SPG). However, the circumstances of this case mean that the proposed extension would not have an undue overbearing effect on the outlook of the occupiers of No 31. Therefore, the scheme would still accord with the purpose of the SPG to protect the residential amenity of neighbours.
8. For the reasons given, the development would not have an undue effect on the living conditions of the occupiers of 31 Woodvale Road with particular regard to outlook. Therefore, the scheme accords with the residential amenity protection aims of policy H8 from the Liverpool Local Plan adopted January 2022 and the SPG.

Conditions

9. The Council has suggested several conditions should the appeal be allowed. I have had regard to these in light of the advice contained within the Framework and the Planning Practice Guidance.
10. The standard time limit and approved plans conditions should be imposed in the interests of certainty. The materials should match the existing dwelling to ensure the development complements the existing dwelling.

Conclusion

11. For the reasons given above, the appeal is allowed.

J Downs

INSPECTOR