



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: 24 October 2022

Appeal Ref: APP/Z4310/D/22/3303296

26 Corney Street, Liverpool L7 4JP

- 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 H Mohammed against the decision of Liverpool City Council.
 - The application Ref 22H/1408, dated 11 May 2022, was refused by notice dated 8 July 2022.
 - The development proposed is two storey extension.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The development proposed was amended during the course of the planning application. I have therefore used the description of development from the appeal form as it more accurately describes the proposal before me.
3. I note a further planning application in relation to this site has been submitted to the Council. No details of this have been provided to me and I have determined this appeal on its own merits.
4. For the avoidance of doubt, references to the 'side' and 'rear' elevations are as labelled on the plans submitted with this appeal.

Main Issue

5. The main issue is the effect of the development on the character and appearance of the surrounding area.

Reasons

6. The appeal site is an end terrace property occupying a prominent corner position on Corney Street. The housing in immediate proximity to the appeal site has a distinctive character, with consistent materials, staggered terraces, variations in roof height and both front and back gardens facing directly onto the street. The appeal property is a compact 1-bed property with access taken from the side elevation, and a garden to the rear elevation which is clearly visible along Durden Street. The front elevation, which faces onto Corney Street, provides the access to 28 Corney Street.
7. The appeal proposal is for a relatively modest two-storey extension which would wrap around the corner of the appeal property. It has been designed to reflect the roof pitch of the existing property, would have a lower ridge line and the projection towards Corney Street on the side elevation would be the same

width as the existing porch. However, the area's layout is such that the extension would appear prominent and not subservient to the original dwelling from both Corney Street and Durden Street. This would be due to its width along the rear elevation to Durden Street and position forward of both the side and rear elevations as it wraps around the existing dwelling towards Corney Street. It would appear as a large, poorly related addition to the dwelling.

8. There is a degree of 'randomness' to the layout of the wider area which I acknowledge. However, this site is in a particularly prominent position due to its corner location and there is a general sense of openness around the site due to the positioning of the surrounding dwellings. As a result, for the reasons above, the appeal proposal would appear incongruous in the street scene and would harm the character and appearance of the area.
9. In relation to the main matter, the proposed development would not complement the style of the dwelling and the surrounding area, contrary to Liverpool Local Plan adopted January 2022 Policy H8 which seeks to ensure that extensions are of a high quality design.

Conclusion

10. For the reasons given above, the appeal proposal would conflict with the development plan as a whole. There are no material considerations of sufficient weight to indicate that a decision should be taken otherwise than in accordance with the development plan. Therefore, the appeal is dismissed.

J Downs

INSPECTOR