

Appeal Decision

Site visit made on 13 January 2023

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 February 2023

Appeal Ref: APP/Z4310/D/22/3312016

10 Barnhurst Road, Liverpool, L16 7QA

- 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 and Mrs P Read against the decision of Liverpool City Council.
 - The application Ref 22H/1699, dated 20 June 2022, was refused by notice dated 5 September 2022.
 - The development proposed is a single storey extension to the front of the property. Extra floor to side to form a two storey extension and loft conversion.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is a semi-detached two storey dwelling with a single storey extension to the side. It is located in a prominent position at the corner of Barnhurst Road and Kendal Road.
 4. The appeal property is situated in a residential area characterised by the presence of semi-detached dwellings set back from the road behind short parking areas and/or gardens and with modest gardens to the rear.
 5. The presence of gardens and the setting back of houses from the road provides for a significant sense of spaciousness. There are grass verges and street trees on the opposite side of Barnhurst Road to the appeal property and this enhances the area's spacious qualities, as well as providing greenery.
 6. Further to the above, during my site visit, I observed that both the appeal property and the dwelling on the opposite side of Kendal Road, also fronting Barnhurst Road, Number 8 Barnhurst Road, have single storey side extensions with a small decorative, stepped design above.
 7. Whilst both of these side extensions sit well-forward of the front build-line of dwellings along both sides of Kendal Road, their low height means that they do not appear intrusive and nor do they detract from the area's spacious qualities.
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Further, the stepped decorative elements provide a characterful and attractive sense of uniformity.

8. During my site visit, I noted that, whilst many dwellings have been altered and/or extended, such changes tend to appear in keeping with the host property and the surrounding area.
9. The proposed development would extend the appeal property at two storey height to very close to the back of pavement along Kendal Road. I find that this would result in a large development in a highly prominent location, such that the extension would appear unduly dominant in its surroundings. In particular, the proposal would introduce considerable height and volume in a sensitive street corner location, where it would have the effect of enclosing the entrance to Kendal Road.
10. The harm arising from the above would be exacerbated by the proposed dormer window, which, due to its size, bulk and prominent siting, would draw attention to itself and would, as part of the proposal as a whole, result in a development that would appear to overwhelm the appearance of the host dwelling. The proposal would introduce a form of development that would jar in appearance with that of No 8 Barnhurst Road and this would be to the detriment of the area's uniform qualities.
11. Taking the above into account, I find that the proposed development would harm the character and appearance of the area, contrary to the National Planning Policy Framework; to Local Plan¹ Policy H8; and to the Council's Supplementary Planning Guidance Note 1: House Extensions, which together amongst other things, seek to protect local character.

Other Matters

12. In support of the proposal, the appellants draw attention to other developments elsewhere. However, there is nothing before me to demonstrate that any other development is so similar to that proposed as to provide for direct comparison. Notwithstanding this, I have found that the proposal would result in harm and this is not a matter mitigated or outweighed by the presence of other developments elsewhere.

Conclusion

13. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR

¹ Reference: Liverpool Local Plan (2022).