
Appeal Decision

Site visit made on 24 January 2023

by D J Barnes MBA BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Housing, Communities and Local Government

Decision date: 13 February 2023

Appeal Ref: APP/M0655/D/22/3312321

42 Tankersley Grove, Great Sankey, Warrington WA5 1UX

- 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 Mis Julie Brown against the decision of Warrington Borough Council.
 - The application Ref 2022/41152, dated 9 March 2022, was refused by notice dated 30 November 2022.
 - The development proposed is the erection of a first floor extension to front.
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Decision

1. The appeal is dismissed.

Main Issue

2. It is considered that the main issue is the effect of the proposed development on the character and appearance of the host property and the streetscene.

Reasons

3. The proposed development includes the erection of a first floor extension above a single storey addition projecting from the front of a 2-storey semi-detached dwelling. The Council's *House Extensions Supplementary Planning Document* provides guidance that front extensions should respect the existing property and neighbouring properties regarding their design, size and siting. Although there are 2-storey additions projecting from the front elevations of 4 and 8 Tankersley Grove, these dwellings are located some distance from the appeal property and are not part of the immediate streetscene.
4. The properties fronting this part of the road are characterised as 2-storey semi-detached dwellings with single storey additions projecting forwards into the front gardens. By reason of the consistency in the type, design and form of the dwellings, there is a distinctive rhythm to the character and appearance of the streetscene along the south side of the road.
5. The appeal property echoes this rhythm albeit its single storey addition possesses a sloping rather than flat roof which has a modest effect on the appearance of the symmetry of this pair of semi-detached dwellings. By reason of its siting and scale, the resulting 2-storey addition created by the proposed development would be an incongruous addition to the property and would further disrupt the symmetry of this pair of semi-detached dwellings. The appeal scheme would also fail to harmonise and reinforce the distinctive rhythm, character and appearance of the streetscene.

6. Accordingly, it is concluded that this appeal should be dismissed because the proposed development would cause unacceptable harm to the character and appearance of the host property and the streetscene and, as such, it would conflict with Policy QE7 of the Warrington Local Plan Core Strategy. Amongst other matters, this policy seeks to ensure high quality development which reinforces local distinctiveness and enhances the character, appearance and function of the streetscene and also harmonises with the adjacent buildings.

D J Barnes

INSPECTOR