



Appeal Decision

Site visit made on 17 January 2023

by A.Graham BA(hons) MAued IHBC

an Inspector appointed by the Secretary of State

Decision date: 15th February 2023

Appeal Ref: APP/Q4245/D/22/3308517

1 Harcourt Close, Urmston, Manchester M41 9NB

- 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 Peter McCormack against the decision of Trafford Metropolitan Borough Council.
 - The application Ref: 107566/HHA/22 dated 18 March 2022, was refused by notice dated 20 September 2022.
 - The application is for extension to existing detached garage including raising the overall height to form a garage and office accommodation.
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Decision

1. The appeal is allowed and planning permission is granted for extension to existing detached garage including raising the overall height to form a garage and office accommodation as per reference no. 107566/HHA/22 dated 18 March 2022 subject to the conditions as set out in the schedule below.

Main Issues

2. The main issue is the impact of the proposal upon the character and appearance of the area.

Reasons

3. The appeal property, number 1 Harcourt Close, is a sizeable detached red brick house within this fairly modest cul de sac. Number 1 itself, along with its immediate neighbour, number 3, represent a notable departure from the overing character of the streetscene here being the only two detached properties within the street. The rest of Harcourt Close is characterised by four blocks of three storey flats that enclose the cul de sac along both its southern and eastern sides. The two detached houses, of which the appeal site is one, define the northern edge of the cul de sac along with the side elevation of number 7 Harcourt Avenue that fronts onto the adjacent road.
4. The appeal property has an existing red brick pitched roof garage that is set well back towards the rear building line of the main house. The garage was being used to store a vehicle on my site visit and was visible through existing glazed French doors that give access into the rear garden.
5. The proposal before me would retain the garaging and would see a 1.7m projection forward along the side of the house. This would enable a stair access to be created to the rear of the garage serving a first floor room intended for

- use as a home office. This would also involve the raising of the eaves by around six courses of brick and result in the pitch of the garage becoming steeper and higher with a modern glazed gable window facing the front.
6. In assessing this appeal I consider that the overall design and aesthetic of the street is largely defined by the two architectural styles that echo both the Modernist style and the suburban, Arts and Crafts inspired aesthetic. The flats themselves, through their buff brick and flat roofs appear quite dominant within the streetscene and there is a contrast between the more typically residential character of the north side of Harcourt Close and the more Brutalist style of the south and east.
 7. I acknowledge therefore that the existing house at number 1 exhibits a more domestic appearance and a hipped roof style. I also notice that the neighbouring property at number 3 has a rather dominant pitched roof gable to its front elevation and that the two styles of gable and hip, are generally both traditional and sit alongside each other well. The proposal would echo a traditional pitched roof and as such I do not consider that this departure in roof form would necessarily be at odds with the character of the main house.
 8. Although the proposal would also increase the pitch to that of a steeper roof, I consider that the continued set back of the garage would enable the proposal to maintain a certain level of subservience to both the main house and the streetscene, even though it would introduce a more contemporary design aesthetic.
 9. In assessing the impact of this contemporary design, I consider that the proposal is an example of good design that would be successful in integrating a contemporary area of glazing into a traditional form. Although this glazing would introduce something of a departure from the overriding character of the streetscene, I consider that this mix of architectural styles would be able to be accommodated without the proposal appearing over dominant or uncharacteristically prominent within the context to which it would belong. In any case the traditional pitch and matching materials would enable the change to appear more thoroughly contextual.
 10. In light of the above assessment therefore, the proposal before me would be successful in its intention to create a contextual modern development that would be both responsive to the main house and would retain a sense of subservience within the streetscene. As a result, the proposal would comply with Policy L7 of the Trafford Core Strategy and would not lead to such an over dominant or overly prominent addition to the streetscene that would lead it into conflict with the Council's Supplementary Planning Document on residential extensions and alterations.

Conditions

11. I have included all the conditions suggested by the Council in their appeal statement as they all meet the tests as set out in the Planning Practice Guidance, this includes a condition to restrict to use of the living accommodation within the garage to an ancillary use associated with the main dwellinghouse.

Conclusion

12. For the reasons above, taking into account all other matters raised, I allow the appeal subject to the conditions outlined below.

A Graham

INSPECTOR

Schedule of Conditions

1. The development hereby permitted must be begun before the expiry of three years from the date of this decision.
2. 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.
3. The development hereby permitted shall be carried out in accordance with the approved plan: 05-02-22-2 dated 05/02/22.
4. The living accommodation above the garage hereby permitted shall not be occupied at any time other than for the purposes ancillary to the use as a single dwellinghouse or the dwelling known as 1 Harcourt Close, Urmston, M41 9NB.

End of Schedule