
Appeal Decision

Site visit made on 10 September 2023

by Elaine Benson BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 September 2023

Appeal Ref: APP/W4325/D/23/3324667

16 Atherton Drive, Woodchurch, Wirral CH49 8HD

- 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 SJR Blackburn against the decision of Wirral Council.
 - The application Ref APPH/22/01435, dated 8 August 2022, was refused by notice dated 5 April 2023.
 - The development proposed is described as 'proposed garage, hardstanding and bay window alterations'.
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Preliminary Matter

1. The description of the proposed development set out above is taken from the Council's decision notice and is reflected in the appeal documentation. It appropriately summarises the works described on the planning application form. Accordingly, the appeal has been determined on this basis.

Decision

2. The appeal is dismissed.

Reasons

3. The dimensions of the proposed garage are to accommodate a commercial vehicle. It would appear excessively tall in relation to the fenestration and floor and eaves lines of the host property (No 16). This would result in a disproportionate addition that would unbalance and harm the appearance of the house. Due to the location and high visibility of the proposed garage on the road frontage, the proposal would appear incongruous within the surrounding residential area.
4. The appellant wishes to store vehicles safely and securely off the street as vandalism and permit-only street parking are local issues of concern. These factors in themselves do not justify allowing unacceptable development. Furthermore, there is already space to park the high-topped van off street. There may well be other more appropriate opportunities to improve security following the acquisition of adjoining land and the use of the larger plot. Similarly, securing the former school land to the rear of No 16 and its neighbours and the removal of the palisade fencing could be achieved by means other than this appeal proposal.
5. Evidence relating to other garages erected in the locality has been considered. However, none have the same context and design as the appeal proposal which

has been determined on its own merits. They can therefore be given little weight.

6. The proposal includes adding a pitched roof to a flat roof bay window and the construction of a hardstanding. I agree with the Council that the design impact of these works would have otherwise been acceptable.
7. I conclude that the size, design and location of the garage element of the proposed development would harm the character and appearance of the appeal property and the wider street-scene. It therefore fails to comply with Wirral Unitary Development Plan Policy HS11 (Housing Extensions) which, among other things, requires that new development does not dominate the existing building and the similar requirements of Emerging Local Plan Policy WD5 (Residential Extensions). This policy also requires extensions to be subordinate to and complement the character of the original dwelling. There would also be conflict with SPG 11 (House Extensions) which provides detailed advice on these matters.

Elaine Benson

INSPECTOR