
Appeal Decision

Site visit made on 11 September 2023

by Elaine Benson BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th September 2023

Appeal Ref: APP/W4325/D/23/3324524

Tawnywood, 40 Column Road, Newton, Wirral CH48 1LH

- 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 H Seale against the decision of Wirral Council.
 - The application Ref APPH/23/00468, dated 24 March 2022, was refused by notice dated 18 May 2023.
 - The development proposed is new detached garage.
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Decision

1. The appeal is allowed and planning permission is granted for new detached garage at Tawnywood, 40 Column Road, Newton, Wirral CH48 1LH in accordance with the terms of the application, Ref APPH/23/00468, dated 24 March 2022, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Harry Searle R3 - Comparing existing and proposed with a site location plan, Ground floor plan, Proposed right and left side elevations at 1:40, Proposed front and rear elevations at 1:40 and Proposed roof elevation and cross section at 1:40.

Reasons

2. The appeal site comprises a large, irregularly shaped front garden and parking area. It is some 4.5m above the level of Column Rd, behind a natural stone front boundary wall. The proposed detached garage would be sited behind the wall and the adjacent area of mature planting. The difference in ground levels, the high wall and the landscaping combine to create a private, screened area in front of the house which is not overlooked to any great extent by neighbouring properties.
3. Due to the steep slope of Column Rd and the difference in ground levels, the ground floor of the existing house and most of the existing garage at the side of the house are screened. The proposed flat-roofed garage would be closer to this wall, thereby limiting views of it further. Views of the garage would only be available from the roadside and in the main these would be limited to views from the woodland on the directly opposite side of the road. But in any event, garages and outbuildings at neighbouring properties can be seen from the opposite side of the road and do not appear out of place in this location. The

glimpsed views of the proposed garage would not harm the character and appearance of the surrounding area.

4. Although it would have a large footprint and volume, the garage would be proportionate to the size of the front garden/parking area. The external materials would contrast with boundary wall. However, they would match those of Tawnywood which is a contemporary house. The proposed development would therefore be in accordance with Wirral Unitary Development Plan Policy HS11 - *House Extensions*. Given my conclusions set out above, the proposal would not create an effect of over-dominance or cause significant visual intrusion and would also comply with Supplementary Planning Guidance 11: *House Extensions* in this regard. Similarly, there would be no conflict with the requirement for high quality design set out in the National Planning Policy Framework.
5. For the foregoing reasons the appeal is allowed subject to a necessary condition identifying the approved drawings for the avoidance of doubt and in the interests of proper planning.

Elaine Benson

INSPECTOR