



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: 28 September 2023

Appeal Ref: APP/A0665/D/23/3323988

Sycamore House, Plas Newton Lane, Chester CH2 1PJ

- 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 Stono against the decision of Cheshire West and Chester Council.
 - The application Ref 22/02534/FUL, dated 5 July 2022, was refused by notice dated 23 May 2023.
 - The development proposed is first floor side extension above existing single storey.
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Preliminary Matter

1. An amended elevational drawing (PL04 Rev A) was submitted which indicates the use of external materials to match the existing property, rather than grey lightweight cladding as originally proposed. It appears that the Council assessed the proposal on this basis. Accordingly, the appeal has been determined on the same basis.

Decision

2. The appeal is allowed and planning permission is granted for first floor side extension above existing single storey at Sycamore House, Plas Newton Lane, Chester CH2 1PJ in accordance with the terms of the application, Ref 22/02534/FUL, dated 5 July 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 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 following approved plans: PL01, PL02, PL03 and PL04 Rev A.

Reasons

3. The proposed side extension would sit above an existing ground floor side projection. This is substantially set back from the front elevation of the appeal property. The extension would have a gabled roof to reflect the roof design of the host dwelling, although it would be narrower and its ridge height would be lower. The side elevation would be at least 1 metre from the side boundary. Therefore, including by the use of matching materials, the extension would be subordinate to the original house and consistent with the guidance in the

Cheshire West and Chester Supplementary Planning Document: House Extensions and Domestic Outbuildings 2021 (SPD).

4. Gables are a consistent design feature of surrounding buildings and within the wider setting. The proposed extension would therefore sit comfortably in its surroundings. The design of the front window of the extension differs from those of the existing property and it would be off-centre. However, its design and proportions would respect those of the extension and would not jar with the overall house design. There would be no harmful large expanse of blank wall as the Council contends.
5. I conclude that the proposed development would be subordinate to and in keeping with the character and appearance of the original house and buildings in the surrounding area. It would therefore accord with the aims of Policies ENV6, DM3 and DM21 of the Cheshire West and Chester Local Plan, the SPD and the National Planning Policy Framework in respect of the requirement for high quality design.
6. For these reasons the appeal should be allowed.

Conditions

7. A condition is necessary requiring the use of matching materials to preserve the character and appearance of the surrounding area. I have included a condition identifying the approved drawings for the avoidance of doubt and in the interests of proper planning.

Elaine Benson

INSPECTOR