



Appeal Decision

Site visit made on 20 November 2023

by P Eggleton BSc(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13th December 2023

Appeal Ref: APP/Z4310/D/23/3330585

33 Dowsefield Lane, Liverpool L18 3JG

- 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 Steffan Giddins against the decision of Liverpool City Council.
 - The application Ref 23H/0602, dated 6 March 2023, was refused by notice dated 13 July 2023.
 - The development proposed is a rear single-storey extension to create open-plan kitchen, diner and living space and other ground floor internal re-modelling works.
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Decision

1. The appeal is allowed and planning permission is granted for a rear single-storey extension to create open-plan kitchen, diner and living space and other ground floor internal re-modelling works at 33 Dowsefield Lane, Liverpool in accordance with the terms of the application, Ref 23H/0602, dated 6 March 2023, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: al(05)_100 A, 1.500@A3 A, al(04)_100 C and al(04)_200 D.

Main Issue

2. The main issue is the effect on the character and appearance of the area.

Reasons

3. The council has no objection to the works but are concerned about the use of render and grey roof tiles, rather than matching brickwork and brown concrete roof tiles. The new works would be of single storey and to the rear of the house. Although this is a corner property and both the side and rear gardens adjoin the highway, the plot is bounded by a high fence with brick piers. Beyond the fence is a maturing conifer hedge. Even without the conifers, the proposed rendered extension would have little prominence within public views. The roof tiles would be more visible but still not prominent.
 4. This and the neighbouring properties are built in a uniform buff brick with concrete roof tiles. Such a small rear addition, in contrasting materials, would
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not result in any significant harm, even if these elements were more prominent.

5. Given the above, the proposed materials would not be inappropriate in this area or disrespectful of the appearance of the property. The extension overall would complement the existing composition and would not harm the character or appearance of the area. It would not therefore conflict with policies H8(1a & b) or UD1(e) of the Liverpool Local Plan 2013-2133 (2022). Policy H7 relates to new development rather than extensions. The proposal would not conflict with the design requirements of the *National Planning Policy Framework*.
6. In conclusion, the proposal would not result in harm to the character or appearance of the area. As there are no matters that weigh significantly against it, I allow the appeal.
7. I have imposed conditions relating to the commencement of development and the details of the approved plans for the avoidance of doubt and in the interests of proper planning. The application plans are clear with regard to the materials and therefore no further conditions are required.

Peter Eggleton

INSPECTOR