



Appeal Decision

Site visit made on 4 January 2023

by R Jones BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31.01.2024

Appeal Ref: APP/A0665/D/23/3331107

19 Glenmaye Road, Great Sutton, Cheshire CH66 4NJ

- 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 Mrs Jan Jones against the decision of Cheshire West and Chester Council.
 - The application Ref 22/0444/FUL, dated 16 November 2022, was refused by notice dated 24 July 2023.
 - The development proposed is addition of rooflights, modifications of rear door to window and rendering all elevations to original bungalow and built single storey rear extension (retrospective).
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Decision

1. The appeal is allowed and planning permission is granted for addition of rooflights, modifications of rear door to window and rendering all elevations to original bungalow and built single storey rear extension (retrospective) at 19 Glenmaye Road, Great Sutton, Cheshire CH66 4NJ in accordance with the terms of the application, 22/0444/FUL, dated 16 November 2022, and the plans submitted with it, subject to the following condition:
 - 1) The rooflight in the roof plane of the original bungalow (as shown on drawing no.W04 Rev B) hereby permitted shall be fitted with obscured glazing, no part of that window shall be capable of being opened, and once installed shall be retained thereafter.

Procedural Matter

2. The description of development in the banner heading above has been taken from the Council's decision notice as it provides a more succinct description than the one provided in the planning application form, and reflects the description provided by the appellant in part E of the appeal form.

Main Issues

3. The main issues in this case are the effect of:
 - the rendered material finish on the character and appearance of the host bungalow and wider area; and
 - the rooflight in the side elevation of the original bungalow on the living conditions of Nos. 6 and 8 Gleneagles Road, with regard privacy.

Reasons

Character and appearance

4. No.19 Glenmaye Road (No.19) is the first of a row of bungalows on the south side of Glenmaye Road, close to its junction with Gleneagles Road.
5. Glenmaye Road (on either side) is characterised by detached bungalows that are similar in character and appearance, in terms of their plan form, hipped roof profile and predominant brick finish. The bungalows were built in the early 1960s, and as you would expect, many have been altered over the years, particularly in terms of fenestration details and roof finishes. Therefore, whilst similar, there is a degree of variety to the streetscene which does not detract from its overall character and appearance.
6. The external elevations to both the original bungalow and a recently approved extension to No.19 have been rendered and painted a cream colour. Undoubtedly, this is a significant departure from the appearance of the original bungalow which had a brick finish. However, I did not find from my observations on site that this results in any harm. No.19 is not particularly prominent in the streetscene. It is viewed from the west (Gleneagles Road) in the context of the close-boarded fence of No.8 Gleneagles Road which returns the corner, and from the east is only part visible forward of No.17 Glenmaye Road. Where visible, the render finish appears a clean, contemporary addition to the bungalow and assimilates well with the existing variety in the streetscene. I further observed that rendered, or part rendered, dwellings form part of the mixed character of the wider area; it is not an alien or incongruous material.
7. On the first main issue, I therefore conclude that the rendered material finish would not cause harm to the character and appearance of the area. Consequently, there would be no conflict with the National Planning Policy Framework (2023) (the Framework) or policies ENV6, DM3 and DM21 of the Cheshire West and Chester Council Local Plan (LP) because it is of high quality design which respects local character, including the original dwelling and is in keeping with the prevailing appearance and materials.

Living conditions

8. No.19 is orientated perpendicular to Nos. 6 and 8 Gleneagles Road (No.6 and 8), such that its side elevation is close to the common boundary to the rear gardens of these dwellings. Two rooflights have been inserted within the side roofplane of the bungalow facing No.6 and 8 and would be around 14m from the rear elevation of these dwellings. The rooflight within the roof plane of the original bungalow (so closest to Glenmaye Road) is located close to its ridge and serves a loft space. Although there is likely to be limited use of the loft space, this rooflight nonetheless could result in the overlooking of the rear gardens and first floor windows of the neighbouring dwellings.
9. I note, however, that after the decision notice was issued agreement was reached between the appellant and the Council that an acceptable solution would be for the rooflight to the side plane of the original roof to be obscure glazed and fixed shut. For the reasons given above, I find this necessary and reasonable mitigation. I have accordingly imposed a condition requiring fixed, obscure glazing to be fitted and thereafter retained.

10. Subject to this condition, I conclude that the rooflight would not cause harm to the living conditions of the neighbours at Nos. 6 and 8 Gleneagles Road. There would, therefore, be no conflict with the Framework, LP Policies SOC5, DM2 and DM21 and the Council's *Supplementary Planning Document: House Extensions and Domestic Outbuildings* (2021), because it does not give rise to significant adverse impacts on the residential amenity of existing neighbours and occupiers.

Conclusion

11. For the reasons given above, I conclude that the appeal should be allowed.

R. Jones

INSPECTOR