

Appeal Decision

Site visit made on 31 January 2024

by John Whalley

an Inspector appointed by the Secretary of State

Decision date: 8 February 2024

Appeal ref: APP/R0660/D/23/3332796

18 Redhouse Lane, Disley, Cheshire SK12 2EW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal of planning permission.
 - The appeal is made by Mr Philip Robinson against the decision of Cheshire East Council.
 - The application, ref. 23/2961M, dated 2 August 2023, was refused by a notice dated 27 September 2023.
 - The development is: Three storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for: Three storey side extension at No. 18 Redhouse Lane, Disley, Cheshire SK12 2EW in accordance with application ref. 23/2961M, dated 2 August 2023, 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:
 - Location Plan Scale 1:1250
 - Site Plan Drawing 05 Rev A Scale 1:500
 - Existing (Cellar Plan) and Elevations Drawing 02 Scale 1:100
 - Existing Plans – Floors Drawing 01 Scale 1:100
 - Proposed Garage Plan and Elevations Drawing 04 Rev F Scale 1:100
 - Proposed Plans – Floor plans Drawing 03 Rev E Scale 1:100.

Main issue

2. The decision turns on the likely effect of the proposed side extension upon the appearance of the main dwelling and its immediate surroundings.

Appeal dwelling and proposed works

3. The appeal concerns No. 18 Redhouse Lane, a semi-detached dwelling standing with its side gable wall to the road, its 2 storey front elevation facing south up the road, the 3 storey rear of the house facing down to the north. A single garage to the western side of the dwelling is set back and below the house.

4. Planning permission ref: 23/0131M was issued by the Council on 18 April 2023 to demolish the garage at No. 18 and build a 3.15m wide 2 storey side extension to the western, road facing side of No. 18. The current appeal proposal is that the side extension be built to the same footings as that permitted, but with an additional storey. Because the ground to the western side of the road facing gable wall of No. 18 drops abruptly, the ridge height of the 3 storey side extension would be about 0.75m below that of the main house and be set back almost 2m from the front wall of No. 18.

Considerations

5. The Council said that because of its size, scale, siting and design, the new extension would appear incongruous within the street scene,. It would be out of character with surrounding residential properties. It would be detrimental to the character and appearance of the wider area, contrary to policies BE2 of the Disley Neighbourhood Plan, SD2 and SE1 of the Cheshire East Local Plan Strategy, policies GEN1 and HOU11 of the Site Allocations and Development Plan Strategy and advice within the Cheshire East Design Guide.
6. I am not persuaded by the Council's objections to the amended 3 storey side extension at No. 18. The side extension would remain subordinate to the existing house, being set back from the front wall and with its ridge below that of the main roof. In my view, the 3 storey extension would appear proportionate and well matched to the original house. It would not look incongruous or ill-fitting in the street scene. I conclude that no harm would be caused to the character or appearance of the house at No. 18 or to the immediately wider area. The revised extension scheme would not conflict with national and local policy drawn up to protect places from poorly designed proposals.

Conclusion

7. I conclude that the appeal amended should be allowed. Planning permission is granted for the construction of a 3 storey extension at No. 18 Redhouse Lane, Disley, East Cheshire SK12 2EW in accordance with application ref. 23/2961M, dated 2 August 2023, subject to the general condition limiting the duration of the permission, (s.91 of the Act), and a condition relating to the submitted plans defining the project.

John Whalley

INSPECTOR