



Appeal Decision

Site visit made on 3 June 2024

by A Hartley, LLB(Hons), Solicitor, MBA

an Inspector appointed by the Secretary of State

Decision date: 25 June 2024

Appeal Ref: APP/M0655/D/24/3340407

27 Knightsbridge Avenue, Grappenhall and Thelwall, Warrington, WA4 2QR

- 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 Watts against the decision of Warrington Borough Council.
 - The application Ref is 2023/00841/FULH.
 - The development proposed is for a two-storey extension to the front elevation.
-

Decision

1. The appeal is allowed, and planning permission is granted for the construction of a two-storey extension to the front elevation of 27 Knightsbridge Avenue, Grappenhall and Thelwall, Warrington, WA4 2QR, in accordance with the terms of the application reference P/2023/00841/FULH subject to the following conditions:
 - 1) The development hereby approved 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 and Site Plan (Drawing No.1); Existing Plan (Drawing 02); Proposed Plans (Drawing No.3); Proposed Elevations (Drawing No.4)
 - 3) The materials to be used in the construction of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The effect of the proposal on the character and appearance of the host dwelling and surrounding area.

Reasons

3. The appeal property is a two-storey semi-detached dwelling, with an existing side extension.
4. The proposed front extension would have a ridge height covering less than half the height of the main roof and all eaves, windows and door heads would run in line with existing heights. As such the scale and design would not be overly dominant or unsympathetic to the host dwelling.

5. A strong building line was not evident along Knightsbridge Avenue and due to the extent of front driveway, although the extension would protrude approximately 2.5 metres forward of the dwelling, the extension would still leave approximately 4.5 metres between it and the highway. Consequently, the extent of forward projection is acceptable in the street-scene.
6. There are similar front elevation extensions in the immediate area of the appeal site (including Knightsbridge Avenue), to the extent that such extensions are a characteristic feature within the area.
7. I find the proposal accords with Policy DC6 of the Warrington Local Plan (2021) and Paragraph 2.6.1 of the Warrington House Extensions Supplementary Planning Document (2021) in that it respects, sustains and makes a positive contribution to the character and appearance of the street scene having regard to its design, scale, massing and height.

Conditions

8. I have had regard to the conditions suggested by the Council. I have imposed a condition specifying the approved plans as this provides certainty. In the interests of the visual amenity of the area I have imposed a condition regarding materials.

Conclusion

9. Having taken into account all representations made, for the reasons given above, I conclude that the appeal should be allowed subject to conditions.

A Hartley

INSPECTOR