



Appeal Decision

Site visit made on 2 June 2024

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

an Inspector appointed by the Secretary of State

Decision date: 15 July 2024

Appeal Ref: APP/W4325/D/24/3341334
30 Fulton Avenue, Newton, Wirral CH48 6EZ

- 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 Ms Samantha Pass against the decision of Wirral Metropolitan Borough Council.
 - The application Ref is APPH/23/00492.
 - The proposed development is a hip to gable roof extension with associated loft conversion and rear dormer.
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Decision

1. The appeal is dismissed.

Main Issue

2. The effect of the appeal proposal on the character and appearance of the host dwelling and its partner No. 28 Fulton Avenue and the wider street scene.

Reasons

3. The appeal property is a two-storey semi-detached dwelling with a hipped roof. Semi-detached dwellings within the surrounding area feature balanced roof designs. Although there are examples of gable roofs within Fulton Avenue, these tend to relate to partner semi-detached dwellings and as such the overall symmetry of each pair is retained. Whilst the appeal dwelling is situated at a corner, I do not find that this disrupts the reading of the semi-detached dwellings as a pair having a coherent roof-form. Notwithstanding the existing extension, the appeal property makes a positive contribution to the character of the area by maintaining the symmetry of roof design within the pair, which is a dominant feature of the character and appearance of the area.
4. The introduction of a gable end roof to the appeal property is sought to achieve usable living space within a loft conversion. However, it would significantly unbalance the roof scape of the pair of semi-detached dwellings as the adjoining property maintains the original hipped roof design. It therefore results in a loss of symmetry that disrupts the rhythm of the prevailing roof scape in the area.
5. The Wirral Borough Council Supplementary Planning Guidance 11– House Extensions (SPG) states explicitly that proposals to create gable end roofs on one side of pairs of semi-detached dwellings will not be allowed.

6. I therefore find that the appeal proposal would harm the character and appearance of the host dwelling and its partner No. 28 Fulton Avenue and the street scene in conflict with Policy HS11 of the Wirral Urban Development Plan (2000) and the SPG in that it fails to replicate the design features of the existing dwelling and introduces a gable roof. The proposal also conflicts with the National Planning Policy Framework that seeks high quality design that makes a positive contribution to its context.

Other Matters

7. The Council has not raised concerns about the potential for a loss of light, overshadowing or noise. From my site observations and the submitted evidence I have no cause to dispute that assessment.
8. Whilst the proposal would provide the benefit of additional living accommodation, I have afforded this limited favourable weight in my determination.

Conclusion

9. For the above reasons I conclude that the proposal conflicts with the development plan taken as a whole and there are no material considerations including the Framework that outweigh the harm caused by the proposal. The appeal should be dismissed.

A Hartley

INSPECTOR