

Appeal Decision

Site visit made on 10 September 2024

by A Berry MTCP (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th September 2024

Appeal Ref: APP/G4240/D/24/3346179

Lynfield, Gorsey Lane, Ashton-under-Lyne, Tameside OL6 9AU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Moneeb Anwar against the decision of Tameside Metropolitan Borough Council.
 - The application Ref is 24/00149/FUL.
 - The development proposed is a double storey front, part single part double storey rear extension with first floor terrace.
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Decision

1. The appeal is allowed and planning permission is granted for a double storey front, part single part double storey rear extension with first floor terrace at Lynfield, Gorsey Lane, Ashton-under-Lyne, Tameside OL6 9AU in accordance with the terms of the application, Ref 24/00149/FUL, subject to the conditions in the attached schedule.

Main Issue

2. The Council does not raise concern with the proposed rear extensions. Consequently, the main issue is the effect of the proposed two-storey front extension on the character and appearance of the surrounding area.

Reasons

3. The appeal site is on the northern side of Gorsey Lane whereby the surrounding area is characterised by detached dwellings within large plots set back from the road at differing distances. Hedgerows typically form the front boundary treatments which, together with additional planting, highly screen the dwellings from the road. In contrast, the properties on the southern side of Gorsey Lane predominantly comprise flats that are more visible from the road due to their proximity. The buildings are of differing ages, heights, designs and materials. Consequently, the character and appearance of this part of the road is varied.
4. The appeal site comprises a detached, two-storey dwelling that has previously been extended to the side and rear. The dwelling is sited within a large plot and is set back from the road by a front garden. The dwelling is highly screened in views from the road due to the presence of a substantial hedge to the front boundary.

5. It is proposed to demolish an existing porch and construct a two-storey front extension to create a larger entrance hall. The proposal would be constructed of materials to match the existing dwelling and would include the existing decorative brick banding. The proposal's roof would be subordinate to the main roof due to its lower ridge height. Furthermore, there is no definitive building line along this section of Gorsey Road for the proposal to disrupt.
6. The proposed front extension would have a highly glazed design that is not a feature of the existing dwelling. It would also project forward of the dwelling's front elevation dominating the building's façade. However, it would create an attractive focal point of a contemporary, rather than pastiche design that would enhance the existing dwelling's character and appearance. The front boundary hedge would highly screen the proposal, with only glimpses of it possible when travelling along the road. Even if the existing vegetation was removed, the proposal would complement the varied character and appearance of the surrounding area.
7. I acknowledge the proposal would be contrary to some of the design principles contained within Policies RED1 and RED9 of the Tameside Residential Design Supplementary Planning Document, adopted 2010 ("the SPD"). However, the proposal would meet the SPD's overall aim of ensuring extensions are of the highest possible design quality and create an imaginative and attractive scheme that responds appropriately to their surroundings.
8. In reference to the main issue, the two-storey front extension would not harm the character and appearance of the surrounding area. It would comply with Policy H10 of The Tameside Unitary Development Plan Written Statement, adopted 2004 which, amongst other things, seeks to ensure the design and external appearance of housing developments complement or enhance the character and appearance of the surrounding area. It would also comply with the SPD for the reasons detailed previously, and the National Planning Policy Framework ("the Framework") that seeks to achieve well designed and beautiful places.

Conditions

9. I have had regard to the conditions suggested by the Council and the tests for conditions set out within the Framework. In addition to the standard condition, which relates to the commencement of development, I have specified the approved plans for the avoidance of doubt and in the interests of proper planning. I have also included a condition requiring the extensions to be constructed of materials to match those used on the existing dwelling to ensure their external appearance is acceptable.

Conclusion

10. For the reasons set out above, having regard to the development plan as a whole, and all other material considerations, I conclude that the appeal should be allowed.

A Berry
INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The external materials of the extensions hereby permitted shall match those used in the existing building.
- 3) The development hereby permitted shall be carried out in accordance with drawing nos: PL01 and PL02.

*****End of Conditions*****