

Appeal Decision

Site visit made on 25 October 2024

by P Eggleton BSc(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6 November 2024

Appeal Ref: APP/Z4310/D/24/3351112

43 Greenodd Avenue, Liverpool L12 0HE

- 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 Richard Jones against the decision of Liverpool City Council.
 - The application reference is 24H/1394.
 - The development proposed is a part two/part single storey extension, first floor extension to the side and new garage to the side.
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Decision

1. The appeal is allowed and planning permission is granted for a part two/part single storey extension, first floor extension to the side and new garage to the side at 43 Greenodd Avenue, Liverpool, in accordance with the terms of the application, reference 24H/1394, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 001-A, 020-C and 030-J.
 - 3) The works hereby permitted shall be carried out in materials that match those of the existing dwelling.

Main Issues

2. The main issues are the effect on the character and appearance of the area; and the effect on the living conditions of the residents of 45 Greenodd Avenue with regard to outlook.

Reasons

3. The works would result in a continuation of the existing ridge and eaves to the side of the property and the addition of a narrow two storey front extension. There would also be a narrow additional ground floor front extension and an attached garage to the side.
 4. The first floor side extension would not represent a subordinate addition to the property but as a continuation of the existing; and with the subordinate new front gable and side garage, it would not appear overbearing when viewed from the street. In combination, the final composition would result in a considerable
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- improvement to the appearance of the property, with each individual element being respectful of the proportions of the extended dwelling overall.
5. The additions would substantially increase the overall scale of the dwelling but would add interest to its appearance. The proposal would therefore enhance rather than detract from the character or appearance of the area. There would be no conflict with policies H8 or UD1 of the Liverpool Local Plan 2013-2033 (2022)(LP) as the extensions would represent a high quality of design and would complement and be in keeping with the original dwelling and the surrounding area.
 6. The proposed garage would be located close to the side boundary of the neighbouring property. As that property is set well forward, the garage would be adjacent to its rear garden. It would be set a significant distance from the living accommodation within the neighbouring house and as a result, the rear windows would retain a generally open aspect. It would result in development above the height of the dividing fence which would increase the prominence of development when in the adjacent rear garden. This would only result in a minor increase in shading in the early mornings and because of its position and low pitched roof, it would not be overbearing when in the adjacent garden. It would not therefore result in a significant enclosure of the neighbouring property or unacceptably harm the living conditions of the residents of 45 Greenodd Avenue with regard to outlook.
 7. As the extensions have been designed so that there would be no significant reduction in the living conditions of the occupiers of the neighbouring properties, there would be no conflict with the amenity requirements of LP policies H7 and H8. The proposal would also gain general support from the *National Planning Policy Framework 2023* as this seeks development that functions well and adds to the overall quality of the area.
 8. Reference has been made to Supplementary Planning Guidance Note 1: House Extensions. I am not clear of the status of this document but in any event, as its purpose is to protect the amenity of adjacent occupiers and to ensure that proposals do not detract from the character of residential areas, the development would not conflict with its aspirations.
 9. In conclusion, as there are no matters that weigh significantly against the proposal, I allow the appeal.
 10. I have imposed conditions relating to the commencement of development and the details of the approved plans for the avoidance of doubt and in the interests of proper planning. The application form sets out that the materials to be used would match the existing and a condition would require this to ensure that the development would have a satisfactory appearance.

Peter Eggleton

INSPECTOR