



Appeal Decision

Site visit made on 17 January 2025

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 January 2025

Appeal Ref: APP/R0660/D/24/3351175

Wynstaff, Newcastle Road, Chorlton, Cheshire East, CW2 5NQ

- 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 Matt Fawcett against the decision of Cheshire East Council.
 - The application Ref is 24/0966N.
 - The development proposed is a first floor extension over existing kitchen/dining and partially over existing garage to form new bedroom with ensuite.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal property comprises a two-storey semi-detached dwelling set back from the road behind a front garden and parking area and with a longer garden to the rear. The dwelling appears proportionally similar to its attached neighbour.
4. It is located within a small ribbon of development in the open countryside. Neighbouring dwellings within this ribbon of development include one and two-storey detached dwellings and two-storey semi-detached dwellings.
5. The ribbon of development is surrounded by countryside. There are large agricultural fields beyond a hedgerow on the opposite side of Newcastle Road to the appeal site; and large fields beyond rear gardens to the rear of the appeal site. This makes for a green and spacious character.
6. Properties within the ribbon of development are set back behind a grass verge and pavement and there are gaps between dwellings and pairs of dwellings, either from ground level upwards, or above low single storey buildings. These gaps provide for glimpses between and beyond dwellings and contribute to the area's spacious qualities.
7. During my site visit, I observed that dwellings within the ribbon of development have been altered and/or extended and that such changes generally appear in keeping with host dwellings and with the character of the surrounding area.

8. Within the open countryside, Policy RUR 11 of the Council's Site Allocations and Development Policies Document (2022) generally considers extensions that increase the size of original buildings by more than 50% to be disproportionate.
9. Contrary to Policy RUR 11, the proposed development would represent an increase in excess of 50% and notably, it would result in significant alterations to the dwelling's external appearance.
10. The proposal would involve the creation of a two storey element with a hipped roof in addition to that of the original dwelling. This would combine with the overall scale of the proposal, relative to the host dwelling, whereby, despite being set back from the front elevation, the proposal would draw attention to itself as a tall, bulky and somewhat incongruous feature, where no other similar extension exists.
11. The harm arising from this would be exacerbated by the proposal serving to fill much of the existing gap at first floor level between the appeal property and its neighbour to the west. This would result in a development that would appear out of character with its surroundings and which would be detrimental to the area's notably spacious qualities.
12. Taking all of the above into account, I find that the proposed development would harm the character and appearance of the area contrary to the National Planning Policy Framework; to Policy PG6 of the Cheshire East Local Plan Strategy (2017); and to Policy RUR 11 of the Cheshire East Site Allocations and Development Policies Document, which together amongst other things, seek to protect local character

Conclusion

13. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR