



Appeal Decision

Site visit made on 25 March 2025

by **P Eggleton BSc(Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 1 April 2025

Appeal Ref: APP/V4250/D/25/3359385

10 Mervyn Place, Wigan WN3 5JS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to discharge planning conditions.
 - The appeal is made by Bryn Hall against the decision of Wigan Council.
 - The original application reference is A/24/97263/HH; the application to discharge the conditions is reference A/24/98054/CON.
 - The development proposed is a single storey side extension together with external alterations including render.
 - The conditions in dispute are 3 and 4 which state that:
 3. No above-ground construction works shall take place until particulars of the materials to be used for the external walls and roof of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed only in full accordance with the approved materials.
Reason: To ensure that the external appearance of the development is satisfactory, having regard to Policy CP10 of the Wigan Local Plan Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.
 4. The use of the development hereby approved shall not commence until refuse storage facilities have been provided within the site, in accordance with details that have previously submitted to and approved in writing by the Local Planning Authority. The approved facilities shall remain available for their intended purpose at all times thereafter.
Reason: To ensure that the external appearance of the development is satisfactory, having regard to Policy CP10 of the Wigan Local Plan Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.
-

Decision

1. The appeal is allowed and planning permission is granted for a single storey side extension together with external alterations including render at 10 Mervyn Place, Wigan in accordance with application reference A/24/97263/HH, and the plans submitted with it, but subject to the following conditions:
 - 1) The development hereby permitted shall begin before 6 August 2027.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan and Proposed plans and elevations.
 - 3) The works hereby permitted shall be finished in materials that when completed, match those of the dwelling.
 - 4) The extension shall not be brought into use until the refuse storage unit has been provided in accordance with the approved plan Rev A – Refuse storage relocation – 12/12/24.

Main Issue

2. The main issue is the effect on the character and appearance of the area.

Reasons

3. The council granted permission for a side extension but imposed conditions requiring that details of the materials for the exterior; and details of refuse storage facilities, be submitted to and approved by the council, to ensure that the development would have a satisfactory appearance.
4. With regard to materials, the dwelling has a brick finish. It is proposed that the extension would be rendered in white. It has not been stated that the remainder of the property would be changed to render although reference has been made to it being to match. The properties in the area have a range of materials including brick and render. As the design of the proposal would result in the extension being flush with the front of the property, it would be essential that the materials of the extension match the materials of the main house. It is not clear if that is the intention. I have therefore amended the condition to require that the extension, when complete, matches the materials of the house. This would allow the appellant to render the frontage of the dwelling and the new extension to match; or to source materials that would match the existing materials of the house. This is a reasonable approach as the alternative, based on different materials for the house and the extension, which would be harmful to the character and appearance of the area, would be to refuse the appeal.
5. With regard to waste storage, the original submission required that the bins be taken through the extension. The appellant has submitted revised details with regard to refuse storage as part of the appeal process. Given the details of the extension approved, there appears to be little option but to make provision at the front of the house, as shown on the revised plans. The proposed unit, which would contain the bins, would be set against the dividing fence. This approach would result in a satisfactory arrangement that would address the council's concerns and accord with the design objectives of policy CP10 of the Wigan Local Plan Core Strategy 2024 and policy JP-P1 of the Places for Everyone Joint Development Plan 2024.
6. In conclusion, a revision to condition 3 to require that the extension match the house on completion; and a revision to condition 4 to make reference to the revised bin storage plan, would address the council's concerns and would safeguard the appearance of the area. As there are no other matters that weigh significantly against the proposal, I allow the appeal. This decision includes the original and amended conditions in the interests of certainty. It does not however alter the timeframe for commencement.

Peter Eggleton

INSPECTOR