



Appeal Decision

Site visit made on 15 May 2025

by **K Winnard LL.B Hons Solicitor**

an Inspector appointed by the Secretary of State

Decision date: 29 May 2025

Appeal Ref: APP/M4320/D/25/3362416

15 Cavendish Road, Birkdale, Sefton PR8 4RT

- 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 Charlotte Pickthall against the decision of Sefton Council.
 - The application Ref is DC/2024/02066.
 - The development proposed is the erection of a two storey extension to the side and a single storey extension to the rear of the dwellings following the demolition of the existing conservatory and garage and erection of a 1.2m wall/1.5m pillars to the front boundary – alternative to DC/2023/01426.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a two storey extension to the side and a single storey extension to the rear of the dwellings following the demolition of the existing conservatory and garage and erection of a 1.2m wall/1.5m pillars to the front boundary at 15 Cavendish Road, Birkdale, Sefton PR8 4RT in accordance with the terms of the application, Ref. DC/2024/2066, and the plans submitted with it.

Procedural Matter

2. Planning permission¹ was previously granted for, amongst other things, the construction of a two-storey side extension at the appeal property. This development has already been completed. The appeal scheme relates to alterations to the materials approved under this planning permission for the two storey side extension and the boundary wall which have also been completed. Accordingly, the appeal is retrospective and I have determined it on this basis. I shall direct my assessment to the elements of the appeal in respect of which the Council has raised concerns.

Main Issue

3. The main issue in the appeal is the effect of the development on the character and appearance of the area.

Reasons

4. The appeal property, No 15 Cavendish Road (No 15) is a semi-detached property sited within a residential area which is characterised by semi-detached properties arranged in a relatively linear fashion on a similar front building line set behind modest front gardens and driveways. It is not within a conservation area nor is it a

¹ DC/2023/01246

listed building. No 15 differs from other properties within the street in that it has sufficient space at its side to accommodate a side extension. The two-storey side extension which has been constructed is not therefore characteristic of the surrounding area.

5. The properties on Cavendish Road display a variety of materials in their construction. Whilst reddish brick is the dominant feature, there are a number of light coloured rendered properties within the streetscene. The brickwork used at No 15 is a quality mix of coloured facing brick and does not reflect the material of its neighbours. Nor is it found elsewhere on Cavendish Road or the immediate surrounding area.
6. The scheme introduces a new building material within the streetscene and is a change to the finish of the existing brickwork found on Cavendish Road. However I am not persuaded that this change necessarily results in planning harm. The side extension of No 15 is set back from the front elevation and the brickwork serves to individualise the dwelling from neighbouring properties. The materials used are an intentional alternative interpretation of traditional materials. I find it a contemporary design approach which provides an acceptable and high quality finish to the double storey side extension and front walls that does not detract from the overall character and appearance of the area.
7. As a result, whilst I find that the scheme is different to the existing character and appearance of the area it would not be harmful. Consequently it would not be contrary to Policy EQ2 of A Local Plan for Sefton (adopted 2017) which requires development to respond positively to the character, local distinctiveness and form of its surroundings.

Conditions

8. As the development has already been completed, no conditions are necessary.

Conclusion

9. Accordingly for the reasons given and having regard to all matters raised, I allow the appeal.

K Winnard

INSPECTOR