



Appeal Decision

Site visit made on 1 April 2025 by J Reed MPlan

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 June 2025

Appeal Ref: APP/Q4245/D/25/3360110

5 Little Meadow Road, Bowdon, Altrincham WA14 3PG

- 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 Jack Grey against the decision of Trafford Metropolitan Borough Council.
 - The application Ref is 114716/HHA/24.
 - The development proposed is a ground floor extension and loft conversion with dormers.
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Decision

1. The appeal is allowed, and planning permission is granted for a ground floor extension and loft conversion with dormers at 5 Little Meadow Road, Bowdon, Altrincham WA14 3PG, in accordance with the terms of application reference 114716/HHA/24, subject to the following conditions:
 - 1) The development hereby permitted shall begin no later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: L(-1)002; L(-2)002; L(-2)012; L(-2)022; L(-4)003 and L(-4)004.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matter and Main Issue

3. The Council does not object to the ground floor elements of the scheme. I have no reason to disagree. This decision therefore focuses on the proposed dormers and, specifically, their effect on the character and appearance of the area.

Reasons for the Recommendation

4. The appeal building is a detached bungalow with a gable roof, finished in painted render and dark tiles. The site is part of a small cul-de-sac of other detached dwellings in a variety of sizes, sitings, designs and compositions.
5. Both the front and rear dormers would occupy a sizeable portion of their respective roof slopes. They would be of the box type. However, and in both cases, they would be set up from the eaves and in from the side of the roof slope to which they would be attached. They would also be on a lower section of the building overall, with the central forward projecting gable section remaining unaltered and visually

dominant. In this respect they would appear subordinate. Accordingly, they would be well proportioned.

6. The windows within the dormers would respond positively to the existing and proposed windows on the ground floor and whilst clad in contrasting zinc, this would be read in conjunction with the contemporary styling of other dwellings and extensions in the street scene and the bold timber clad geometric shapes of the ground floor additions as part of this scheme. Whilst it is undoubtedly the case that the contrasting material choice would change the appearance of the appeal property, I am not automatically persuaded that this would equate to a harmful impact. The zinc would present an attractive and modern finish to the property and add visual interest to the wider area.
7. For the reasons as set out, the proposed front and rear dormers would contribute positively to the character and appearance of the host dwelling and thus the street scene. As such, they would accord with the relevant provisions of Policy JP-P1 of the Place for Everyone Joint Development Plan and the National Planning Policy Framework which both require, amongst other things, for development to encourage good design. The proposal would also accord with guidance set out in the Guide for Designing Housing Extensions and Alterations Supplementary Planning Document which seeks to ensure that, amongst other things, all extensions respect the scale, form, proportions, character and appearance of the main dwelling and the locality.

Conditions

8. Time limit and plans conditions are necessary and reasonable in order to provide certainty and for enforcement purposes. The Council has suggested that samples and/or details of materials and finishes be submitted to and approved prior to being used. The plans, which are referred to by their own condition, show the detail of said materials. I am satisfied that they would sit appropriately with the overall aesthetic of the altered dwelling and the emerging contemporary styles seen elsewhere in the street. I do not therefore see a necessity for materials and finishes to be agreed prior to the commencement of development.

Conclusion and Recommendation

9. The proposal would accord with the development plan and there are no material considerations that indicate the appeal should be determined other than in accordance therewith. I therefore recommend that the appeal should be allowed, and planning permission granted, subject to the above conditions.

J Reed

APPEAL PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed, subject to the conditions set out.

John Morrison

INSPECTOR