

Appeal Decision

Site Visit made on 15 February 2021 by Hilary Senior BA (Hons) MCD MRTPI

Decision by R C Kirby BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 9 March 2021

Appeal Ref: APP/G4240/D/20/3262756

20 Millbrook Avenue, Denton M34 2DU

- 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 Geoff Hobin against the decision of Tameside Metropolitan Borough Council.
 - The application Ref 20/00785/FUL, dated 19 August 2020, was refused by notice dated 22 October 2020.
 - The development proposed is first floor extension to existing building.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host property and the surrounding area.

Reasons

4. The appeal site is located in a prominent position at the junction of Millbrook Avenue with Warren Close. It comprises a detached property with a prominent front gable feature, similar to a number of dwellings on the opposite side of the junction. At the time of my visit a 2 storey side extension was being constructed.
5. Although No 22 has been extended to the side adjoining No 24, this property and the original host dwelling, provide a sense of symmetry at the junction of Warren Close, with their steep roof forming an attractive feature in the street scene.
6. The new extension would add significant bulk and mass to the side of the dwelling, fundamentally altering its design and proportions such that the resultant dwelling would not reflect the character and appearance of the host property.
7. Given the above, the contribution that the extended host dwelling would make to the character and appearance of the area would be significantly reduced. The proposal would introduce a dominant gable feature which would erode the

symmetry of the junction and would result in harm to the character and appearance of the area.

8. Whilst noting that a number of similarly designed dwellings in the locality have been extended to the side, I find that other than at No 28 Millbrook Avenue, none are directly comparable, in either their design or location within the street scene. Moreover, the extension at No 28 does not make a positive contribution to the street scene and it is noteworthy that this extension was granted planning permission in the early 1990s, and is therefore likely to have been assessed under a different policy context to that before me. This example does not provide justification for the appeal proposal.
9. For the reasons above I conclude that the proposed extension would harm the character and appearance of both the host dwelling and the local area, and would conflict with Policy C1 of the Tameside Unitary Development Plan (2004) (UDP) and Policies RED1 and RED5 of the Tameside Residential Design Supplementary Planning Document (2010) which require development to conserve and enhance the built environment and for extensions to reflect the architectural style of the existing dwelling and not detract from the street scene. Moreover, the proposal conflicts with paragraph 127 of the National Planning Policy Framework, which requires, amongst other matters that developments are sympathetic to local character and establish or maintain a strong sense of place.
10. The Council has referred to Policy H10 of the UDP in its decision notice. This policy relates to the detailed design of housing developments and is not directly relevant in this appeal for an extension to an existing dwelling.

Conclusion and Recommendation

11. For the reasons given above and having regard to all other matters raised, I recommend that the appeal is dismissed.

Hilary Senior

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

RC Kirby

INSPECTOR