

Report to Planning and Licensing Committee



Date of Meeting	30 th May 2018
Portfolio	Councillor Daalat Ali Cabinet Member for Planning & Housing
Report Author	Neil Harkin
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Application: 17/01187/HOUS	Township: Middleton	Ward: North Middleton
Appeal reference: APP/P4225/D/18/3193889		
Site Address: 29 Hereford Way, Middleton M24 2WN		
Proposal: Two storey side extension and single storey rear extension including partial demolition of existing rear extension		
Applicant: A Winters	Agent: Philip Shaw	
Decision level: Delegated		
Planning Inspectorate Decision: Appeal dismissed – 1 st May 2018		
<ul style="list-style-type: none"> – The application was refused on the grounds of design with the main issues being the impact of the side extension unbalancing the pair of semi-detached dwellings to the detriment of the visual amenity of the original buildings. In addition the proposed two storey extension would be close to the side of the 31 Hereford Way and would result in the two pairs of semi-detached dwellings appearing as a large terraced block of 4 dwellings, having a significant negative impact upon the character and appearance of the surrounding area. – The inspector disagreed that the proposed side extension would unbalance the pair of semi-detached dwellings as 27 Hereford Way has a single storey extension to the side and front. However the inspector acknowledged the two storey side extension would not be a subordinate addition to the main dwelling by virtue of its design and would harm the character and appearance of the host property. – The inspector went on to conclude that the proposed extension would erode any gap between the host and the adjacent property and would also result in a terracing effect which would harm the character and appearance of the surrounding area. – The appellant contended that the area to the side of the application property is dark and has little viable use and the extension would enhance the living conditions of the occupants. However the inspector determined that this would not outweigh the harm to the character and appearance of the host dwelling and surrounding area. – Accordingly, the appeal was dismissed. 		