

Report to Planning and Licensing Committee



Date of Meeting	27 November 2019
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
Report Author	Michael Atkinson-Smith
Public/Private Document	Public

Application: 19/00222/HOUS	Township: Middleton	Ward: North Middleton
Appeal Reference: APP/P4225/D/19/3232978		Decision level: Delegated
Site Address: 9 Tennyson Road, Middleton M24 2WR		
Proposal: Part two storey and part single storey side extension		
Applicant: Mr Byron Wood		Agent: N/A
Planning Inspectorate Decision: Appeal Allowed – 8 th October 2019		
<ul style="list-style-type: none"> – The application was refused on the grounds the proposed side extension would be poorly proportioned by reason of its excessive width and shallow depth, a situation exacerbated by the siting of the existing property in a prominent corner location with a wide aspect towards it from Tennyson Road to the north. The Council considered that the unduly low ridge height and poor fenestration detailing would combine with the above to result in a visually harmful form of development that would be detrimental the visual appearance of the host dwelling itself and the street scene of Tennyson Road. – The Inspector’s decision focussed largely on the requirement contained within the SPD that side extensions on corner plots should not present a hard edge to the highway and sufficient space to the highway should remain. This did not form part of the refusal reason as it was acknowledged that the revised scheme following an earlier refusal under application ref. 18/00964/HOUS had satisfactorily addressed this issue. – The Inspector noted that the proposed ridge height would be consistent with the SPD as it would be set notably lower than the main ridge, thus ensuring that the extension would be subservient to the host property in that respect. – The Inspector also found the proposed fenestration detailing to be acceptable despite a lack of vertical alignment on the principal elevation and inconsistency with the existing window proportions as this would in keeping with the general style and scale of windows in the wider street scene. – The key justifications for the refusal of planning permission, principally the poor proportionality and exacerbation of the negative impacts owing to the siting and rotation of the dwelling, were not addressed in the Inspector’s decision. – Despite the clear lack of assessment of these relevant matters, the Inspector allowed the appeal. 		