

## Report to Planning and Licensing Committee



Date of Meeting	05 March 2020
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
Report Author	Michael Atkinson-Smith
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<b>Application:</b> 19/00631/FUL	<b>Township:</b> Middleton	<b>Ward:</b> South Middleton
<b>Appeal Reference:</b> APP/P4225/W/19/3236559		<b>Decision level:</b> Delegated
<b>Site Address:</b> Land adjacent to Archer Cottage, Sefton Road, Middleton M24 4AB		
<b>Proposal:</b> Erection of one detached dwelling -Resubmission of 18/01367/FUL		
<b>Applicant:</b> Mr Lee Neville		<b>Agent:</b> Mr John Smith
<b>Planning Inspectorate Decision:</b> Appeal Dismissed – 5 <sup>th</sup> February 2020		
<ul style="list-style-type: none"> <li>– The main issue of the appeal was the effect of the proposed development on the character and appearance of the appeal site and the surrounding area, including the setting of Archer Cottage and Westdene, which are both non-designated heritage assets.</li> <li>– The Inspector agreed that the appeal scheme through its footprint, and overall bulk and massing would be excessive for the site and distinctly at odds with the character of neighbouring properties, as it would appear discordant in its location and more cramped in its appearance. The proximity to Archer Cottage, which is much more modest in proportion, was found to exacerbate the harm.</li> <li>– The Inspector noted the Council’s concerns regarding the fenestration detailing and reference to local vernacular but noted that whilst it was not clear from the submitted drawings how the materials finish would be applied, this could be controlled through a suitably worded condition.</li> <li>– The Inspector gave less weight to the fenestration detailing and dormers than the Council on the basis that Sefton Road is a varied street scene with various architectural styles and forms utilised.</li> <li>– The Inspector concluded that whilst the proposal included materials and features present in the local vernacular, this would not outweigh the significant harm that would result from the irregular and excessive footprint of the dwelling and the strident roof that would be formed as a consequence.</li> <li>– As such the Inspector found that the proposed development would significantly harm the character and appearance of the appeal site and surrounding area and would adversely affect the significance of the non-designated heritage assets of Archer Cottage and Westdene.</li> <li>– Accordingly the appeal was dismissed.</li> </ul>		