
Appeal Decision

Site visit made on 3 October 2016

by Jonathan Price BA(Hons) DMS DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 19th October 2016

Appeal Ref: APP/W0530/D/16/3158116

111A Brewery Road, Pampisford, Cambridgeshire CB22 3EW

- 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 and Mrs Barham against the decision of South Cambridgeshire District Council.
 - The application Ref S/1102/16/FL, dated 25 April 2016, was refused by notice dated 21 June 2016.
 - The development proposed is conversion of existing garage and construction of detached garage.
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Decision

1. The appeal is allowed and planning permission is granted for conversion of existing garage and construction of detached garage at 111A Brewery Road, Pampisford, Cambridgeshire CB22 3EW in accordance with the terms of the application, Ref S/1102/16/FL, dated 25 April 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: SF 16001.1 and location plan.

Main Issue

2. The effect of the detached garage on the character and appearance of the area.

Reasons

3. The proposal relates to a recently-built detached house occupying land once part of the car park of the former public house, sited adjacent and to the west of the appeal site, at the junction of Brewery Road and London Road. East of the appeal site is a modern single storey building, in use as a dentist surgery, and further along is linear development of more traditional two-storey housing.
 4. The proposal is to convert the existing integral garage of this house into additional accommodation, and build a detached single garage to replace this, situated in the corner of the front garden within a lawned space adjacent to the paved access and parking area.
 5. The dwelling is set back from the road at an angle and does not reflect the main pattern of the linear development to the east where the houses face the street and are set further forward to a straight building line. The garage would
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be sited alongside the timber front boundary fence and back up to the higher timber fence along the side boundary, with the former pub building situated beyond. The layout of this site is not typical of the housing further along Brewery Road and, whilst reasonably prominent, the single garage would be built in materials matching the main house and result in no appreciable harm to the character and appearance of the street scene in this location.

6. This proposal would therefore comply with the requirements of Policy DP/2 of the Council's Development Control Policies¹ which seeks that the design of new development preserves the character of the local area.

Other Matters

7. The Highway Authority has advised me that the submitted red line drawing encompasses the public maintainable highway and that the garage as shown would also encroach on land under the control of the Highway Authority. Whilst this would not be a planning consideration that alters this decision it is a matter the appellants should be aware of and consider consulting further with the Highways Authority about. However, this is not a matter in which the Planning Inspectorate would be further involved with through this particular appeal.

Conclusions

8. Subject to the standard time limit and a condition, in the interests of certainty, that the development be carried out in accordance with the approved plans, I conclude that this appeal be allowed.

Jonathan Price

INSPECTOR

¹ South Cambridgeshire District Council Development Control Policies Development Plan Document – July 2007.