
Appeal Decision

Site visit made on 10 January 2017

by R J Marshall LLB DipTP MRTPI

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

Decision date: 2 February 2017

Appeal Ref: APP/B1740/D/16/3164045

Two Trees, Victoria Road, Milford-on-Sea SO41 0NL

- 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 Raby against the decision of New Forest District Council.
 - The application Ref 16/10978, dated 11 July 2016, was refused by notice dated 5 September 2016.
 - The development proposed is erection of a detached timber framed carport.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this appeal is the effect of the proposed development on the character and appearance of the surrounding area.

Reasons

3. The appeal site lies in a residential area and fronts onto Victoria Road. In the vicinity of the appeal site, and on the same side of this road, are large detached dwellings set well back from the highway. This, together with substantial frontage planting in many cases, gives this side of the road a most attractive spacious and sylvan appearance. The newly constructed dwelling on the appeal site is likewise well set back from the road, albeit it has a more open front garden than is characteristic of the area.
4. The proposed car port would be an attractive structure, open to one side and with timber clad walls on the remaining elevations. The roof would be pitched and fully hipped and have clay tiles to match the new house. I see no objection, therefore, to the design of the car port.
5. However, it would be erected in the front garden of the appeal property in an area where, on the same side of the road, there appear to be other no other car ports or similar structures in front gardens to disrupt the spacious and sylvan appearance of the area. The car port would, therefore, be located in a way that would make it appear out of keeping with the attractive characteristics of this part of the road.
6. I appreciate that a 1.8 metre high close board fence and wooden gates of around the same height would screen much of the proposed development bar the roof. However, views of the roof alone would make the car port appear

intrusive and out of keeping in this setting. Moreover, with the gates open the car port would be more visible. Existing planting would not provide a fully effective screen, and although new planting could potentially add to the degree of screening it would take a long time to become fully effective. Nor could it be guaranteed to remain in place. It is unwise, therefore, to rely on the potential for new planting to ameliorate the impact of the proposal.

7. It is concluded that the proposed development would detract from the character and appearance of the surrounding area. There would be conflict with Policy CS2 of the Core Strategy for the New Forest District Council outside the National Park which requires new development to contribute positively to local distinctiveness and be appropriate and sympathetic to its setting.

Conclusion

8. For the reasons given above it is concluded that the appeal should be dismissed.

R J Marshall

INSPECTOR