

Appeal Decision

Site visit made on 17 February 2017

by S Poole BA(Hons) DipArch MPhil MRTPI

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

Decision date: 9th March 2017

Appeal Ref: APP/G2245/D/16/3162141

63 Main Road, Sundridge, Sevenoaks, Kent TN14 6EQ

- 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 Miss Sazhilmathi Krishnamoorthi against the decision of Sevenoaks District Council.
 - The application Ref SE/14/02841/HOUSE, dated 31 August 2014, was refused by notice dated 21 September 2016.
 - The development proposed is the erection of a wooden shed with an open canopy over the path from the house.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. This is a retrospective planning application as the development described above has been undertaken.

Main Issues

3. The main issues in this case are the effects of the proposal on the character and appearance of the street scene; the Kent Downs and High Weald Areas of Outstanding Natural Beauty (AONB), and the setting of the Sundridge Conservation Area.

Reasons

4. The appeal property is a mid-terrace 2-storey house which is located next to a busy main road on the outskirts of Sundridge. The property's garden is set away from the house on higher ground to the rear. The house and garden are connected by a pathway that runs between a boundary fence and a parking area. A canopy has been constructed over the pathway that links the house, via a set of steps, to a timber shed erected in the corner of the garden closest to the house. The canopy and shed form the subject of this appeal.
 5. Due to its elevated position in the corner of the garden the shed is a prominent element in views from the road and the neighbouring properties. Whilst the canopy is less prominent, it is an alien and incongruous feature in this domestic setting. For these reasons I conclude that, due to its siting and design, the
-

appeal scheme has an unacceptable effect on the appearance of the street scene and the AONB.

6. The appeal scheme therefore fails to comply with Policies EN1 and EN5 of Sevenoaks District Council's Allocation and Development Management Plan (2015) (ADMP) which, amongst other matters, seek high quality design that conserves the landscape character of the AONB. There is also conflict with the core principles of the National Planning Policy Framework (2012) which include conserving and enhancing the natural environment.
7. As the appeal site is some distance from the Sundridge Conservation Area I am satisfied that the scheme does not have an unacceptable effect on the setting of the Conservation Area. As such there is no conflict with ADMP Policy EN4.

Conclusion

8. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should fail.

S Poole

INSPECTOR