

Appeal Decision

Site visit made on 27 March 2017

by Clive Tokley MRTPI

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

Decision date: 19 April 2017

Appeal Ref: APP/V2255/D/17/3167343

Haylocks Cottage, 2 Hillside Road, Stalisfield, Faversham, ME13 0JF.

- 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 David Newman against the decision of Swale Borough Council.
 - The application Ref 16/505817/FULL dated 12 July 2016 was refused by notice dated 26 October 2016.
 - The development proposed is an external free standing garage.
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Decision

1. The appeal is allowed and planning permission is granted for an external free standing garage at Haylocks Cottage, 2 Hillside Road, Stalisfield, Faversham, ME13 0JF. The permission is in accordance with drawings numbered SP/2059/AP/01 and SP/2059/AP/02 and the terms of the application, Ref 16/505817/FULL, dated 12 July 2016, subject to the following condition:
 - 1) Notwithstanding the details indicated on the application form and drawing No SP/2059/AP/01 the doors to the garage shall be a pair of side-hinged, centrally-meeting vertically-boarded timber doors.

Introduction and Main Issue

2. The appeal property lies just outside the boundary of the Stalisfield Green Conservation Area (CA). The CA comprises mainly open agricultural land that provides a setting within the CA for the scattered settlement of Stalisfield Green. I agree with the Council that the proposal would have no effect on the significance of the CA. The main issue is the effect of the proposal on the character and appearance of the countryside within the Kent Downs Area of Outstanding Natural Beauty (AONB).

Reasons

3. Haylocks Cottage is half of a pair of semi-detached dwellings which, with a larger detached house to the north-west, forms a small cluster of buildings in open rolling countryside. The absence of established field hedges and trees results in the group of houses being visible in long views when approaching from slightly higher ground along Thorneycroft Road and up the hill from the south east along Hillside Road. The garden of Haylocks Cottage is at a lower level than the road and when seen from Thorneycroft Road only the upper half of the walls and the roof of the substantially complete garage can be seen. The
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garage is positioned closer to the side boundary than the house and to accommodate the sloping land the rear of the garage sits above the surrounding ground. As a result of this the garage is more prominent when approached from the south east along Hillside Road. However the building is seen in the context of the houses and other outbuildings associated with them and is not unacceptably intrusive.

4. The Council indicates that the building has a larger footprint than the host dwelling; however its simple form and location at a lower level behind the house clearly mark it as an ancillary building. A steeper roof pitch would be more in keeping with the traditional architecture of the area but that would result in a more prominent building. It is not unusual for residential outbuildings to have lower pitched roofs and be constructed in more lightweight materials than their host dwellings and these characteristics assist in reinforcing the subservient nature of the outbuilding. In the vicinity of the appeal property I noted that the stable building to the rear of the detached house to the north-west has a pitched roof that is significantly slacker than the house and its outbuilding. Whilst that stable is some distance from the appeal property its external materials appeared to me to be similar to those proposed for the garage.
5. The Council is critical of the proposed uPVC windows but this material would be the same as that used in the house. When set within the timber clad walls the nature of the brown uPVC windows would be imperceptible beyond the immediate surroundings of the building and would have no effect on the character or appearance of the countryside. The proposed artificial slates would be appropriate for the slack pitch of the roof and would be preferable to the concrete tiles to match the house which the Council suggests.
6. In my view the element of the building that would be most jarring in this countryside location would be the wide roller shutter garage door which would have a semi-industrial feel. The Council suggests that a condition is imposed requiring that side hinged and vertically boarded timber doors are used and I consider that this specification would be more appropriate to this rural setting. The appellant has not indicated any concern about that suggestion and in the interests of the character and appearance of the area I have imposed a condition to that effect.
7. The National Planning Policy Framework indicates that great weight should be given to conserving landscape and scenic beauty in AONBs and this is reflected in Policy E9 of the *Swale Borough Local Plan 2008* (BLP). I have taken account of the Council's criticisms of the detailing and proportions of the building but within its context the proposal would at least preserve the landscape of the AONB countryside.

Conclusion

8. Taking account of all matters I have concluded that the appeal should succeed.

Clive Tokley

INSPECTOR