

Appeal Decision

Site visit made on 5 May 2017

by S Poole BA(Hons) DipArch MPhil MRTPI

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

Decision date: 22nd May 2017

Appeal Ref: APP/G2245/D/17/3170233

70 Dynes Road, Kemsing, Sevenoaks TN15 6RE

- 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 Simon Pratt against the decision of Sevenoaks District Council.
 - The application Ref SE/16/03093/HOUSE, dated 30 September 2016, was refused by notice dated 12 January 2017.
 - The development proposed is the erection of a double car port.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. In the interests of brevity I have used only the first part of the description of development provided on the application form in the banner heading above.
3. This is a retrospective planning application as the development described above has been undertaken.

Main Issue

4. The main issue in this case is the effect of the proposal on the character and appearance of the host property and the surrounding area.

Reasons

5. The appeal property is a semi-detached 2-storey house which is located next to the junction between Dynes Road and Knave Wood Road. To the side of the property there is a detached garage and to the rear next to the side boundary, there are a variety of outbuildings/structures, which are very visible from Knave Wood Road. The property is located in a predominately residential area comprising houses of varied design. With a few exceptions these houses have front gardens that are landscaped and free of built development.
 6. The appeal scheme is a double car port with a shallow pitched roof which is situated forward of the building line of the house in the corner of the site next to the road junction. As such it is in a prominent position in the street scene. Whilst the scheme is partly screened by a fence and mature trees, the roof is a prominent and incongruous element in views from the public realm and therefore it is harmful to the appearance of the street scene.
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7. For these reasons I conclude that, due to its size and siting, the appeal scheme has an unacceptable effect on the character and appearance of the host property and the surrounding area. It therefore fails to comply with Policy EN1 of the Sevenoaks District Council Allocations and Development Management Plan (ADMP) (2015) which, amongst other matters, seeks development that respects the character of its site and the surrounding area. There is also conflict with the aims of the Sevenoaks District Council Residential Extensions Supplementary Planning Document (2009), which states that garages and other outbuildings should not generally be located in front of the building line.

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