

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/T2215/D/17/3169624
100 Birchwood Road, Dartford DA2 7HG

- 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 N Brooks against the decision of Dartford Borough Council.
 - The application Ref DA/16/01389/FUL, dated 31 August 2016, was refused by notice dated 24 November 2016.
 - The development proposed is the erection of a detached garden structure.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is a 2-storey detached house with garages at the front and a long garden to the rear. It forms part of a group of predominately detached houses on the west side of Birchwood Road with similarly long rear gardens beyond which there are semi-detached houses in Silver Birch Close set in smaller plots. Whilst neighbouring properties have structures in their rear gardens, these are clearly subordinate in scale to the host properties and therefore the gardens are generally free of development resulting in a strong degree of openness, a characteristic of the area to which I attribute significant weight.
 4. The appeal proposal would comprise the erection a single-storey building at the rear of the garden to provide a sauna/pool, gym, games room, store and multi-use room. It would be roughly square in plan and occupy almost the full-width of the garden. In addition it would be more than double the size of the swimming pool/games room structure granted planning permission in 2013 (ref: 13/00131/FUL).
 5. I recognise that the proposal would not be visible from the road and is intended to be used for purposes ancillary to the residential use of the house. However, it would be comparable in footprint and scale to a medium-sized bungalow and visible from neighbouring gardens resulting in an overly prominent and
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incongruous form of development that would be detrimental to the openness and character of the rear gardens.

6. For these reasons I conclude that the proposal would have an unacceptable effect on the character and appearance of the host property and the surrounding area. It therefore fails to comply with Policy B1 of the Dartford Local Plan (April 1995) which, amongst other matters, requires developments to respect and integrate with their surroundings. There is also conflict with the aims of Policy DP2 of the Dartford Development Policies Plan (December 2015).

Conclusion

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

S Poole

INSPECTOR