

Appeal Decision

Site visit made on 8 June 2017

by C J Leigh BSc(Hons) MPhil MRTPI

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

Decision date: 22 June 2017

Appeal Ref: APP/W1525/D/17/3173086

13 Cotswold Crescent, Chelmsford, CM1 2HS

- 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 Ben Murphy against the decision of Chelmsford City Council.
 - The application Ref 16/01879/FUL, dated 18 April 2016, was refused by notice dated 13 January 2017.
 - The development proposed is installation of a dropped kerb with crossover.
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Decision

1. The appeal is dismissed.

Main issue

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

Reasons

3. The proposal would see the creation of a dropped kerb to the highway on Cotswold Crescent, which would allow vehicles to cross over a greensward area and so access and then park on an existing area of hardstanding within the curtilage of No. 13. I acknowledge the intention is that parking would occur on the curtilage itself, not on the access, but I concur with the Council that the crossing of the greensward area would be harmful to the character of the area. The undeveloped and mown appearance of the area forms an attractive open setting to the terraces of houses that front the greensward, on a prominent curve of Cotswold Crescent. To have that area crossed by a vehicular access would create an unattractive gap, punching through the grassed area.
 4. I noted there are two driveways nearby, but those are at the very southern and very northern end of the greensward; hence, they have not led to fragmentation of the space or disruption of the generally undeveloped and green appearance.
 5. The proposed access would therefore be seriously harmful to the character and appearance of the area. I further consider that to allow this appeal would make it very difficult for the Council to resist similar proposals to cross greensward areas, not just in Cotswold Crescent but in the wider vicinity of the appeal site where there are other such landscaped areas. The cumulative effect of this would lead to significant harm to the area.
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6. The proposed development would thus be contrary to the core planning principal and Section 7 of the National Planning Policy Framework that seek to secure high quality design. I recognise the appellant wishes to provide off-street parking, and the difficulties in parking and access in the area. However, in my judgement such benefits are clearly outweighed by the harm arising on the main issue. The appeal is therefore dismissed.

C J Leigh

INSPECTOR