



Appeal Decision

Site visit made on 1 August 2017

by J Ayres BA Hons, Solicitor

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

Decision date: 22nd August 2017

Appeal Ref: APP/B1740/W/17/3174520

4 Pennington Close, Pennington SO41 8EU

- 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 and Mrs Finch against the decision of New Forest District Council.
 - The application Ref 17/10010, dated 5 January 2017, was refused by notice dated 9 March 2017.
 - The development proposed is the demolition of existing outbuildings; replacement outbuilding for use as garden store.
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Decision

1. The appeal is dismissed.

Main Issue

2. The effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal site currently hosts two small storage sheds and an area for the parking of a vehicle. Adjacent to the appeal site are a row of garages occupying an area to the rear of the properties along Pennington Close which appears to be used for parking. They are largely screened by the properties to the front, and come into view when travelling down the access road which lies between No 4 and the appeal site. Due to the appeal site being located at the end of the houses and running the length of the access road, it is highly visible from Pennington Close, and the sheds are more readily visible than the adjacent garages.
4. The proposal would replace the existing sheds with a significant outbuilding, whilst retaining an area adjacent to it for parking. The size and scale of the proposal would not reflect the adjacent garages. The main view of the garages are from the front, however the proposal would project significantly forward of the building line of the garages, spanning a substantial area of the appeal site, making it a far more significant and visually intrusive structure than the either the adjacent garages or the sheds presently on the site. Despite being single storey, and with a flat roof, the scale and mass of the proposal means that it would be a prominent structure when standing in Pennington Close, and when travelling along the access road. The proposal would fail to respect the size and scale of the surrounding built form, namely the garages, and would be a visually intrusive and incongruous form of development within this area.

5. Notwithstanding the dispute between the parties regarding the lawful use of the appeal site, I have been appointed to determine the proposal before me and there are other routes available to establish the lawful use of the site. Nevertheless, irrespective of what the parties expect the land to be used for, my concerns relating to the scale, mass and siting of the proposal lead me to conclude that the proposal would harm the character and appearance of the area.
6. Accordingly, I find the scale, mass and siting of the proposal would fail to be appropriate in terms of its setting with regards to the surrounding area. As such the proposal would result in harm to the character and appearance of the area and would therefore conflict with Policy CS2 of the New Forest District Council Local Development Framework Core Strategy 2009 in respect of its design.

Conclusion

7. For the reasons given above, and taking into account all other matters raised, I conclude that the appeal should be dismissed.

J Ayres

INSPECTOR