



Appeal Decision

Site visit made on 22 August 2017

by Claire Searson MSc PGDip BSc (Hons) MRTPI IHBC

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

Decision date: 31st August 2017

Appeal Ref: APP/A3655/W/17/3174823

13 Queendale Court, Woking, GU21 3RJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant [outline] planning permission.
 - The appeal is made by Mr Coster against the decision of Woking Borough Council.
 - The application Ref PLAN/2016/1409, dated 10 December 2016, was refused by notice dated 6 March 2017.
 - The development proposed is described as *"I wish to build a single garage in the area that has been designated on the deeds of the house of 13 Queendale Court, Woking, Surrey, GU21 3RJ. The purpose of the garage is for storage. The proposed dimensions are as follows: Length: 4.6m Width: 2.6m Height: 3.15m Roof Pitch: 30."*
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. Queendale Court is a small cul-de-sac serving a number of residential dwellings. The appeal site forms an allocated parking space within an open parking area which serves a number of the surrounding dwellings on the cul-de-sac. To the north and west of the car park is an area of open grassed amenity space. To the east the car park is bounded by the side fence of No 1 Queendale Court.
4. The proposed garage building would be single storey with yellow brick walls and a pitched concrete tiled roof. This would fill the footprint of the existing parking space. The Council contend that the principle of such development in this car park is unacceptable.
5. The area has an open and spacious character whereby rows of terraced dwellings are separated by areas of open space and designated car parking areas as part of a wider planned estate. The erection of a building in this car park area would therefore be incongruous to the open and spacious character of the area and would be a highly intrusive addition in this location.
6. The appellant considers that a precedent has been set by the erection of two other garages in this area. These are individual built garages which belong to Nos 9 and 11 Queendale Court. However, these developments are very much

in the minority and were granted consent over 20 years ago. In any case, these structures serve to confirm the incongruous nature of such development. I therefore consider that these examples should be used to allow similar detrimental proposals and they would not justify further harm in this location.

7. Moreover, I accept that other development in the wider Goldsworth Park area is of a higher density and comprise of blocks of garages serving properties. Nonetheless, this is not representative of the more spacious character of the Queensdale Court area and I consider that purpose built blocks of garages are not comparable to the development of an individual garage which would represent piecemeal development in an open area.
8. I therefore conclude that the development would cause harm to the character and appearance of the area. It would conflict with Policy CS21 of the Woking Core Strategy 2012 which seeks to secure good design which has due regard to characteristics of adjoining land.

Conclusion

9. For the reasons above, taking into account all other matters raised, I dismiss the appeal.

C Searson
INSPECTOR