

---

## Appeal Decision

Site visit made on 27 September 2017

**by Cullum J A Parker BA(Hons) MA MRTPI IHBC**

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

**Decision date: 28<sup>th</sup> September 2017**

---

**Appeal Ref: APP/X2220/D/17/3180672**  
**5 Beech Tree Avenue, Sholden, CT14 0FB**

- 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 & Mrs Gray against the decision of Dover District Council.
  - The application Ref DOV/17/00424, dated 7 April 2017, was refused by notice dated 29 June 2017.
  - The development proposed is installation of timber garage door to existing car port and construction of verandah to dwelling.
- 

### Decision

1. The appeal is allowed and planning permission is granted for installation of timber garage door to existing car port and construction of verandah to dwelling at 5 Beech Tree Avenue, Sholden, CT14 0FB in accordance with the terms of the application, Ref DOV/17/00424, dated 7 April 2017, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 16.1010.DPS.PL01, 16.1010.DPS.PL02 Revision A, and 16.1010.DPS.PL03 Revision B.
  - 3) The garage door(s) hereby permitted shall be of timber material and retained as such thereafter.

### Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the street scene.

### Reasons

3. Permission is sought for two elements: the erection of a verandah to the rear elevation and the installation of timber garage doors to an existing car port. The Council raises no concerns with the verandah element and I see no reason to disagree.
4. The Council is concerned as to the impact of the installation of timber up-and-over garage door on the visual amenity of the area. The appeal building is located on a wider planned estate<sup>1</sup>, of which condition 23 requires that planning permission is obtained if garage doors are to be installed.

---

<sup>1</sup> Permission reference from Officer Report: DOV/10/01065

5. I saw that within the estate timber is a typical material; with it used for features such as partitions for car ports. It is clear from the Officer's Report that a number of properties benefit from similar planning permission, including 12 Sholden Drive, 14 Sholden Drive, 12 Anglers Drive, 24 Elliot Way and 6 Beech Tree Avenue. The use of timber for garage doors and more generally, is a characteristic within the planned estate. It is therefore unclear as to why their proposed use here would be harmful to the overall character and appearance of the area.
6. In many respects, I come to a very similar conclusion that the Council's own professional officer found, as detailed within their report. Namely, that whilst it is proper to control such components so that the overall character of the planned estate is maintained, this should not be to the detriment of occupiers continuing to adapt their homes. In this case, given the materials and design proposed (which are found within the wider development) the balance between the public and private interests is not adversely affected. Accordingly, the proposal would not have an unacceptable impact on the character and appearance of the street scene.
7. I note the comments provided by the Parish Council. But I do not find that these add or detract from my findings above as to the acceptability of the proposal.
8. In terms of Section 38(6) of the PCPA, the local planning authority has not directed me to any relevant adopted development plan policies. Nevertheless, I find that the proposed development would accord with the Policies of the *National Planning Policy Framework* and there are no policies which indicate permission should be refused. In particular, it would accord with policies that seek to ensure good design, and to promote and reinforce local distinctiveness.
9. In terms of conditions, I have had regard to those suggested by the Council and Paragraph 206 of the Framework. A condition requiring the proposal to be carried out in accordance with the submitted drawings is necessary to provide certainty. A condition requiring the use and retention of timber door(s) is necessary in order to ensure the character and appearance of the street scene is not unduly harmed by the use of inappropriate materials.
10. For the reasons given above, I conclude that the appeal should be allowed.

*Cullum J A Parker*

INSPECTOR