
Appeal Decision

Site visit made on 7 November 2017

by Andrew Owen BA(Hons) MA MRTPI

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

Decision date: 10 November 2017

Appeal Ref: APP/C1625/W/17/3180719

Land at Marment Road, Cam, Dursley, Gloucestershire GL11 6LA

- 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 Mrs PM Chenhall against the decision of Stroud District Council.
 - The application Ref S.17/0500/FUL, dated 23 February 2017, was refused by notice dated 20 April 2017.
 - The development proposed is erection of 2 bed house, formation of driveway.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The site is located in a primarily residential area. There are a range of housing types in the locality including semi-detached houses and bungalows and some short terraces. Indeed, immediately to the west of the site there is a short terrace of three newly built dormer bungalows. I understand that these three dwellings replaced a former ambulance station building and that the appeal site represents a residual area of vacant land. To the west of the site are some allotments which stretch between Marment Road and Woodfield Road. Views of the site are possible from Woodfield Road across them.
4. The site is triangular in shape. Although the proposed house is not large in terms of its footprint, it would touch the rear boundary of the site and would be very close to the front and east boundaries.
5. The dwelling would have a ridge height comparable to the neighbouring terrace, but, apart from a section on its north east corner, it would have a higher eaves level. This would mean its walls would be taller than those at the neighbouring development, providing a greater vertical emphasis, particularly when seen from the footpath to its rear and from Woodfield Road. Also the lack of any windows on the western half of the south elevation, or on the east elevation, would result in large masses of blank brickwork which would emphasise the visual bulk of the building.

6. Consequently, due to its height, bulk and its proximity to all three of its boundaries, the proposal would appear cramped on its site.
7. The appellant's analysis that the development would result in a density of development that is lower than that in the wider area is largely as result of the inclusion of the adjacent allotments in the calculations, and does not reflect the proposal's cramped appearance on its plot.
8. Furthermore, the dwelling would project further forward than all the other buildings on this side of this part of Marment Road. Indeed almost all of the house would be forward of the neighbouring terrace. As such it would appear unduly prominent when seen from both directions along Marment Road and so would appear incongruous in the street scene.
9. The three new houses at 74 Woodfield Road are not directly comparable to the proposal as they appear to relate well to their adjacent building in terms of their form and building line.
10. I note the appellant's suggestion that the dwelling would be suitable as a starter or retirement home, that it is located close to local facilities and services, and would involve the re-use of previously developed land. I do not disagree with any of these points, but nonetheless, they do not outweigh the need for the development to be compatible with its surroundings.
11. In summary, the development would appear cramped and incongruous in its context and so would harm the character and appearance of the area. Accordingly it would conflict with policies HC1(1), CP8(3) and CP14(5) of the Stroud District Local Plan which all aim to ensure development has a layout and design that is respectful of its surroundings.

Conclusion

12. For the reasons given above, and taking account of all other considerations, I conclude that the appeal should be dismissed.

Andrew Owen

INSPECTOR