The Planning Inspectorate

Appeal Decision

Site visit made on 14 August 2018

by Ken Barton BSc(Hons) DipArch DipArb RIBA FCI Arb

an Inspector appointed by the Secretary of State

Decision date: 30 August 2018

Appeal Ref: APP/Q1255/D/18/3208179
10 Widdicombe Avenue, Poole BH14 9QW

- 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 Richard Havill against the decision of Poole Council.
- The application Ref APP/18/00757/F, dated 31 May 2018, was refused by notice dated 26 July 2018
- The Development proposed is a detached double garage.

Decision

1. The appeal is dismissed.

Effect on the Character and Appearance of the Surrounding Area

2. The appeal site is in a residential area. Widdicombe Avenue consists of large detached houses of various traditional designs, and materials, set well back from the road with a strong building line. The extensive frontages are largely screened by substantial hedging or shrubs and low walls. Central islands in the road contain trees, and vegetation is a key feature of the area.

3. Notwithstanding the fact that it would have a flat roof, the garage would be built using traditional materials which in itself would complement the house. However, the location of the proposed garage on the front boundary of the plot adjacent to the boundary with No12 would, despite screening by the existing tall hedge, significantly erode the soft landscaping to the front and side of the garage. The high boundary walls that would be created by the proposed garage walls would be detrimental to the character and appearance of the area, contrary to the aims of Policy PCS23 of the Poole Core Strategy (2009) and policy DM1 of the Poole Site Specific Allocations and Development Management Policies (2012).

4. I note that the appellant planted the hedges and that they could be removed at any time but if the garage was not permitted this would have little effect on the large open character of the frontages.

Other Matters

5. Reference has been made to a covenant established on 26 August 1930 by Parkstone Links Estate Ltd but this is a legal, not a planning, matter. Although the garages in the road were built at different times I accept that some would not be large enough to house a modern car leading to on-road parking. In addition, discussions were undertaken by the appellant with both the Council and neighbours. Notwithstanding these matters I consider that the harm that

would be caused to the character and appearance of the area is the determining issue in this case.

Ken Barton

Inspector