

Appeal Decision

Site visit made on 6 September 2018

by D Cramond BSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 September 2018

Appeal Ref: APP/B1740/D/18/3206459

Dell Cottage, Buckland Dene, Lymington, SO41 9DT

- 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 Downes against the decision of New Forest District Council.
 - The application Ref 18/10386, dated 20 March 2018, was refused by notice dated 14 June 2018.
 - The development proposed is the erection of a detached double garage.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a detached double garage at Dell Cottage, Buckland Dene, Lymington, SO41 9DT in accordance with the terms of the application, Ref 18/10386, dated 20 March 2018, 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 roof tiles to be used in the construction of the development hereby permitted shall match those used on the existing dwellinghouse, Dell Cottage.
 3. The development hereby permitted shall be carried out in accordance with the following approved plans: 1) Location and Block Plan as submitted in amended form to the Council on 17 April 2018 and for the avoidance of doubt showing at least 4 metres between the structure hereby permitted and the northern boundary of the site. 2) Ref 102 Proposed Plans & Elevations.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the locality.

Reasons

Character and appearance

3. The appeal site includes a two storey detached dwelling on a large plot set back off Lower Buckland Road on a private road known as Buckland Dene. The area has a mixed street scene with characteristic green boundaries and varied buildings which all come together to form an area of established low density residential character and attractive appearance. Lower Buckland Road with its varying width, sporadic verges and inconsistent pavements, combined with
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occasional oak trees or hedgerows plays a key part in this. The proposal is for a double garage in front of the house in the north east corner of the site towards its front and side boundaries. It would be single storey with a pitched roof and timber clad with eaves of about 2.1 m and a ridge height of around 3.3 metres.

4. The Council is concerned that the garage's forward location relative to the dwelling would be intrusive within the street scene and detrimental to the prevailing character of the area. I did note however that there are no set building lines locally and in many ways this variety adds to the local aesthetic. A number of garages do feature in this mix, some sit prominently others not so. To my mind the case in hand would be in the latter category. From many points along Lower Buckland Road the proposed garage would lie behind that road's extensive verge and road side vegetation. There would be some scope for glimpsed views heading south down this road but this would be brief and I am sure that in time further landscape will establish to soften this angle. In any event a timber clad building with a pitched tiled roof of the scale proposed and drawn-in from road boundaries to the extent planned would not be jarring on the eye. The proposed development would result in minimal change to the overall scene and the character of the area.
5. Policy CS2 of the Core Strategy for the New Forest District Council outside the National Park is relevant. It calls for, amongst other matters, well designed development to respect the character and context of an area having regard to local distinctiveness and suitability of scale, appearance, and relationship to adjoining buildings. I conclude that the appeal scheme would not run contrary to this policy. I am also satisfied that it would not conflict with the relevant objectives of the Lymington Local Distinctiveness Supplementary Planning Document, a publication which in any event cannot be expected to cover every eventuality

Conditions

6. The scheme should have the standard commencement condition. The Council suggests the requirement for materials to match the existing building. I agree this condition would be appropriate, for the roof tiles, in the interests of visual amenity. Whilst the Council does not propose this I consider that there should be a condition that works are to be carried out in accordance with listed, approved, plans; to provide certainty. The Council's suggestion that a landscape scheme be submitted is unnecessary in my opinion; I noted new suitable planting at the relevant boundaries at the time of my visit and much of the important adjoining soft landscape is in any event off-site.

Overall conclusion

7. For the reasons given above I conclude that the appeal proposal would not have unacceptable adverse effects on the character and appearance of the locality. Accordingly the appeal is allowed.

D Cramond

INSPECTOR