

Appeal Decision

Site visit made on 27 September 2018

by G Powys Jones MSc FRTPI

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

Decision date: 16th October 2018

Appeal Ref: APP/H1840/D/18/3207550

16 Beechcombe Close, Pershore, Worcestershire, WR10 1PW

- 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 Shaun Owen against the decision of Wychavon District Council.
 - The application Ref 18/00598/HP, dated 23 March 2018, was refused by notice dated 14 May 2018.
 - The development proposed is a garage & workshop.
-

Decision

1. The appeal is allowed and planning permission is granted for a garage & workshop at 16 Beechcombe Close, Pershore, Worcestershire, WR10 1PW in accordance with the terms of the application Ref 18/00598/HP, dated 23 March 2018, subject to the conditions set out in the attached Schedule.

Main Issue

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

Reasons

3. The garage and workshop would be sited alongside the appellant's house within that part of its garden that fronts onto Station Road, a busy thoroughfare. The garage would be located in front of the building line of the Station Road properties either side.
 4. The Council expresses concern about the building's design, but in my opinion it is not untypical of buildings of its type, reflects its purpose, and its appearance would not be inconsistent with that of most of the architecture of Beechcombe Close.
 5. Because of the lie of the land, the proposed split-level structure would be elevated. Although a high evergreen hedge virtually surrounds this part of the garden, the upper part of the structure would be visible in oblique views along Station Road. The remainder of the building would be very well screened were the hedge retained, as intended.
 6. Although the structure's roof could be seen from Station Road, it would be tiled to match the host property, and seen against the close background of other
-

nearby development. Nearby trees would also provide effective screening, especially in views from the north along Station Road.

7. I conclude, taking all these factors into account, that the structure is acceptably designed, would not prove particularly noticeable, and would have a minimal impact on its surroundings. Accordingly, no conflict arises with those provisions of policy SWPD21 of the South Worcestershire Development Plan (SWDP) directed to design requiring development to complement the character of the area, to be appropriate to the setting of the site, and requiring materials to be of a high quality, appropriate to its context.

Conditions

8. The Council's suggested condition in respect of materials shall be imposed in the interests of visual amenity. For the avoidance of doubt, a condition is also imposed to ensure that the development is built in accordance with the approved plans.
9. A further condition is imposed, in the interests of amenity, directed to retain the hedge, as intended by the appellant. In the interests of certainty, a condition clarifying the future approved use of the structure is imposed.

Other matters

10. All other representations made have been taken into account, including the comments made by the Pershore Town Council and Civic Society respectively. I have already dealt with their planning-related points. I note the concern expressed as to the future use of the building, and a condition clarifying this aspect is imposed.
11. I have also considered the Council's references to aspects of the *National Planning Policy Framework* (2012). This has now been replaced but the new version's guidance on the importance attached to design demonstrates the governments continued commitment to design quality. I have already commented on this aspect.
12. I saw the recently erected garage erected to the front of the house at 71 Station Road granted planning permission by the Council. Whilst I can fully understand why the appellant would choose to refer to it, this attracts little weight in my considerations and I have determined this appeal on its intrinsic merits.
13. No other matter in the representations is of such significance as to outweigh the considerations that led me to my conclusions.

G Powys Jones

INSPECTOR

Schedule of 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 completed in accordance with the following approved plans: the OS location plan and the unreferenced plan entitled '*amended plan – garage and works*' dated March 2018.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted, including the roof, shall match those used in the host property.
4. The building hereby permitted shall be used solely as a domestic garage and workshop to serve the residents of 16 Beechcombe Close.
5. The hedge surrounding the proposed building, hereby permitted, shall not be substantially topped, lopped or lowered, or be removed or replaced without the local planning authority's prior consent, to be obtained in writing.