

Appeal Decision

Site visit made on 24 June 2018

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI

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

Decision date: 10th July 2019

Appeal Ref: APP/H1705/D/19/3227745

238 Kempshott Lane, Basingstoke RG22 5RL

- 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 J Colombo against the decision of Basingstoke and Deane Borough Council.
 - The application, Ref. 18/03619/HSE, dated 11 December 2018, was refused by notice dated 7 February 2019.
 - The development proposed is the erection of a detached garage.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The Council's objection is that due to a combination of its size, design and siting the proposed garage would be visually intrusive and detrimental to the character and appearance of the street scene of Kempshott Lane. I note that this view is shared by a couple of nearby residents who have also objected.
 4. For the appellant it is argued that Kempshott Lane exhibits a varied character, with a mixture of single and two storey properties and a range of sitings in plots of different sizes. As a result, the road does not have a strong, clearly defined building line. Furthermore, there are examples of appeal decisions that have resulted in garages within, amongst others, the front curtilages of Nos. 250, 260 and 298.
 5. I have seen these buildings, but paradoxically I do not consider they necessarily add weight to the appellant's case. This is because it is the individual combination of design, siting, screening, relationship with the host dwelling and the immediate context of the characteristics of the neighbouring properties with which a proposal is read that determines whether a proposal has an adverse, neutral, or even positive effect. In short, each case has to be determined on its merits.
 6. In respect of the appeal scheme, with its siting in the front corner of the plot the garage would be physically, and for the most part visually, quite separate
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from the host dwelling. Its isolation would be given emphasis by the hard surfaced and featureless character of the property's front curtilage. And whilst I consider that the pitch roof design of the garage is satisfactory, the size would be such that it would be a significant addition of built form forward of the main building. I additionally accept the Council's view that a single large garage door of almost 6m in width would give the building an unfortunate horizontal emphasis.

7. This combination of size and position would mean that the garage would be visually dominant in the street scene of this part of Kempshott Lane. This would particularly be the case in northward views along the Lane because the gap created by Heron Way and its wide grass verges results in much more openness adjoining the southern flank of the appeal property. As No. 238 is a corner plot, the garage would thereby be much more exposed.
8. I acknowledge that the mature frontage hedge with its returns along the side boundaries of the plot would serve as a screen to the walls of the garage. However, the long term presence of the hedge cannot be guaranteed, as at some point in the future it could die or be removed by the existing or future occupiers of No. 238.
9. Overall, and having had regard to all other matters raised in the grounds of appeal, I conclude that the proposed garage would have an unacceptably harmful effect on the character and appearance of the street scene of Kempshott Lane. This would be in conflict with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029; the Council's Design and Sustainability SPD 2018 and Section 12: 'Achieving Well Designed Places' of the National Planning Policy Framework 2019.
10. For the reasons explained above, the appeal is dismissed.

Martin Andrews

INSPECTOR