
Appeal Decision

Site visit made on 29 May 2019

by J L Cheesley BA(Hons) DIPTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2nd August 2019

Appeal Ref: APP/Y2620/D/19/3226221

Windborne, 21 Stalham Road, Hoveton, Norwich, Norfolk NR12 8DJ

- 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 Tim Webster against the decision of North Norfolk District Council.
 - The application Ref PF/18/2202 was refused by notice dated 28 March 2019.
 - The development proposed is the erection of a rear single-storey extension to kitchen. Front first floor extension to bedroom. Demolish existing garage and replace with larger garage with annexe accommodation above.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider the main issue to be the effect of the proposed garage with annexe accommodation above on the character and appearance of the host property.

Reasons

3. Planning permission has been granted for the rear single-storey extension and front first floor extension (Ref: PF/17/1636). A front extension has subsequently been constructed. That planning permission includes a replacement detached garage, which would be smaller than the proposal before me.
 4. The chalet bungalow is modest in size and height. The proposed garage with annexe above would be situated in the rear/side garden adjacent to a garage in the neighbouring property. That property is a two-storey dwelling and that garage appears as a subservient outbuilding in the grounds. In contrast, I consider that the proposed building would appear as disproportionately large in terms of height and mass for a curtilage outbuilding for this modest bungalow. Due to the height, mass and gable end design, I consider that it would overwhelm the appearance of the host dwelling, to the detriment of the character and appearance of this dwelling. In particular, the large front gable would appear as excessively prominent and would not relate well to the roof pattern on the main roof of the host dwelling.
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5. For the above reasons and having taken into consideration all matters raised, I conclude that the proposed garage with annexe accommodation above would have an adverse effect on the character and appearance of the host property. Thus, the proposal would be contrary to Policy EN 4 in the adopted North Norfolk Core Strategy (2008), where it seeks to ensure high quality design that has regard to local context. I consider this policy is broadly consistent with the National Planning Policy Framework, where the Framework seeks to ensure good design.

J L Cheesley

INSPECTOR