
Appeal Decision

Site visit made on 8 August 2019

by R J Maile BSc FRICS

an Inspector appointed by the Secretary of State

Decision date: 27 August 2019

Appeal Ref: APP/M1710/D/19/3231649

Woodsedge, Glen Road, Grayshott, Hindhead, Surrey, GU26 6NF.

- 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 Mrs J Williams against the decision of East Hampshire District Council.
 - The application ref: 52307/003, dated 8 April 2019, was refused by notice dated 12 June 2019.
 - The development proposed is: "Retention of detached outbuilding."
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue here is the effect of the detached garage as erected upon the character and appearance of the surrounding area.

Reasons

3. The subject property comprises a semi-detached dwelling, being located on a prominent corner plot at a point where Glen Road turns through 90 degrees. The surrounding area comprises a mix of both detached and semi-detached properties of differing designs and vintage.
4. A substantial detached double garage has been erected upon land between the main flank elevation of Woodsedge and the return frontage to Glen Road. The new structure has timber clad elevations under a low pitched roof covered with felt tiles.
5. The appeal site is within the settlement boundary of Grayshott. As such, the principle of an outbuilding within the curtilage of the property is acceptable, subject to all other relevant planning policies and considerations.
6. National policy at Chapter 2 of the Framework¹ states that decisions should apply a presumption in favour of sustainable development (paragraph 11), while Chapter 12 sets out the need for sustainable development to be well designed and sympathetic to local character, including the surrounding built environment.

¹ The National Planning Policy Framework (February 2019).

7. Policy CP29 of the DLP Joint Core Strategy² requires all new development to respect the character, identity and context of the district's towns. It seeks to ensure that the layout and design of development should contribute to local distinctiveness and be appropriate and sympathetic to its setting in terms of its scale, height, massing and density and its relationship to adjoining buildings, spaces around buildings and landscape features. Development should also make a positive contribution to the overall appearance of the area by the use of good quality materials.
8. The Grayshott Village Design Statement advises that developments should respect building lines and use traditional materials where possible. Proposals should avoid detracting from the street scene by inappropriate positioning of garages, car ports and car parking, which where possible should be at the side and rear of a building.
9. The property occupies a prominent plot on the corner of both road frontages. The Council's adopted Residential Extensions SPD³ states that: "In general, outbuildings should be situated in an inconspicuous position when viewed from the public realm. It will rarely be considered acceptable to site outbuildings in front of the existing property, as it would not appear subservient to the main dwelling and could conflict with any established building lines."
10. The large double garage as erected is clearly visible above the existing fence lines to both frontages. Although located to the side of the host building, given the configuration of Glen Road it is sited some 6.5m forward of the established building line of the neighbouring dwellings to the west and only 1.0m from the angled pavement of the road in the northeast corner.
11. The new structure is highly prominent in the street scene and wholly at odds with the established pattern of development along Glen Road. Furthermore, the use of timber cladding to the walls and felt tiles to the roof do not reflect the more traditional materials of the host building or those of the wider area.
12. I have therefore found upon the main issue that by reason of its height, scale, siting and materials the detached double garage as erected represents an incongruous and visually intrusive form of development that is harmful to the character and appearance of the surrounding area. As such, the development fails to accord with national policy at paragraph 127 of the Framework, Policy CP29 of the DLP Joint Core Strategy and the Council's adopted Residential Extensions and Householder Development SPD, as referred to above, together with the thrust of advice provided by the Grayshott Village Design Statement.

Other Matters

13. It is argued that it would be possible by virtue of Schedule 2, Part 1, Class E of the GPDO⁴ for the appellant to erect a garage of similar dimensions with a flat roof as against the low pitched roof as erected, upon condition that the height of the garage does not exceed 2.5m.
14. Whilst noting these comments, there is no Certificate of Lawfulness before me to support the 'fall-back' position or to establish what rights the appellant may

² The East Hampshire District Local Plan: Joint Core Strategy (2014).

³ The East Hampshire District Local Plan: Residential Extensions & Householder Development Supplementary Planning Document (2018).

⁴ The Town and Country Planning (General Permitted Development) (England) Order 2015.

have in this respect. In any event, I do not consider that it is sufficient to outweigh the harm that I have identified, based upon the building as erected, and to which I attach considerable weight.

Conclusion

15. For the reasons given above, I conclude that the appeal should fail.

R. J. Maile

INSPECTOR