



Appeal Decision

Site visit made on 3 September 2019

by S Shapland BSc (Hons) MSc CMILT

an Inspector appointed by the Secretary of State

Decision date: 18 October 2019

Appeal Ref: APP/H1840/W/19/3230726

37 Durcott Road, Evesham WR11 1EH

- 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 Kevin Kent against the decision of Wychavon District Council.
 - The application Ref 19/00665/FUL, dated 17 March 2019, was refused by notice dated 16 May 2019.
 - The development proposed is erection of 1no dwelling.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the surrounding area.

Reasons

3. The appeal site forms part of the curtilage of a detached dwelling located at the end of a cul-de-sac in the residential area of Evesham. The area comprises a mix of property types including detached and semi-detached properties characterised by having front gardens and private driveways. The appeal site has a large triangular garden to the side of the existing property, and the proposal is for the construction of a new dwelling within this side garden. The host property would retain a reduced rear garden, and the proposed dwelling would have a small rear triangular garden with the majority of outdoor space being limited to the side of the dwelling.
4. The proposed dwelling would be in close proximity to the existing property on the site. Given the site's triangular shape, the proposal would appear cramped with very small separation distances between the existing dwelling and the site boundaries. The small rear garden and rear amenity space at the side of the property would further lead to a feeling of overdevelopment on this parcel of land. This would be to the visual detriment to the street scene thereby causing unacceptable harm to the character and appearance of the area.
5. The current side garden presently provides a pleasant open space, which breaks up the built form of the cul-de-sac. The introduction of a dwelling in this space would remove this open area and would lead to a terracing effect within this corner of the cul-de-sac. The appeal proposal includes a double driveway adjacent to the existing dwellings driveway. This arrangement introduces more

built form in the front of the existing building line, and the removal of the green space provided by the side garden. When viewed from the street this would not appear in keeping with the existing pattern of front gardens and driveways. Consequently, I find that the proposal would not be in keeping with the character and appearance of the existing street scene.

6. The appellant has made reference to an earlier planning application for a larger dwelling on this site¹, which was refused by the local planning authority. In that application no reference was made to the proposal being overdevelopment of the site. As such the appellant considers that the appeal proposal would make more efficient use of space and better use of the side garden of the appeal property. I have not been provided with the full details of that scheme and so cannot be certain that direct parallels can be drawn with the current proposal. In any case I have considered the appeal proposal on its own merits.
7. Consequently, I find that the proposal would unacceptably harm the character and appearance of the area. As such, it would conflict with policy SWDP21 of the South Worcestershire Development Plan adopted February 2016 and the South Worcestershire Design Guide Supplementary Planning Document: Overarching Design Principles. Together these seek, amongst other things, that development is of a high-quality design which complement the character of the area and responds to surrounding buildings.

Other Matters

8. Concerns have been raised by the neighbour at 12 St Peters Close at the rear of the appeal site in respect of the impact of the proposal on their living conditions. These concerns regard the loss of light and overbearing outlook of the appeal proposal. Given the location of the appeal proposal in relation to this neighbouring dwelling I am satisfied that there would be no loss of light or harm to the outlook from this property. I therefore find no harm in respect of living conditions for neighbouring dwellings.

Conclusions

9. For the above reasons the appeal is dismissed.

S Shapland

INSPECTOR

¹ Local planning authority reference 17/00784/FUL