
Appeal Decision

Site visit made on 6 August 2019

by G Pannell BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th October 2019

Appeal Ref: APP/X3540/D/19/3230053

The Moorings, Felixstowe Road, Foxhall, IP10 0DE

- 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 Mark Wingar against the decision of East Suffolk Council.
 - The application Ref DC/19/1222/FUL, dated 20 March 2019, was refused by notice dated 21 May 2019.
 - The development proposed is garaging to frontage and associated works.
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Decision

1. The appeal is dismissed.

Procedural matter

2. The appellant and the Council differ as to the proposed height of the building. Having considered the plans it would appear that drawing 2726_200 has been labelled with an incorrect scale and I am of the view that this is why there is a discrepancy in the calculation of the height of the building. For the avoidance of doubt I have taken the height of the building to be that stated by the appellant at approximately 3.5m.

Main Issue

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

Reasons

4. Felixstowe Road runs parallel to the A1156 and comprises detached dwellings set back from the road with parking areas to the front. Many of the properties have retained their hedgerows and there are a number of mature trees also evident along the road frontage. This in combination with the low density of development gives a semi-rural character.
5. Felixstowe Road has a variety of building styles and from my visit I noted that the majority of the buildings, whilst differing in style, are well set back from the frontage of the site and it is this which provides the character of the area.
6. The proposed development comprises a triple garage, arranged in a croissant shape, located forward of the dwelling adjacent to the existing hedgerow. I accept that the existing hedgerow will go some way to shield the proposed development, however I am of the view that the garage will still be visible from outside the site.

7. Whilst the building is single storey in nature, its overall width and scale, in combination with its unusual form will add to its bulk and massing and detract from the low density character of the area with its open frontages.
8. I have also had regard to the impact that the current use of the site for the parking of vehicles has on the overall character of the area, however the parked cars are not a permanent feature and they are largely shielded from the public realm by the existing hedgerow. It has also been put to me that the buildings unusual design is a response to the existing tree on the site frontage, and the need to maintain a tree protection area. Whilst I accept the importance of retaining the tree, given its contribution to the overall character of the area, and that no issue has been raised with the impact on the tree, this does not lead me to conclude that the siting of garage in the position shown is acceptable in principle.
9. By virtue of its position forward of the dwelling, the triple garage will be visible from Felixstowe Road and will appear as an incongruous feature given the lack of other structures located along the road frontage. Therefore, the development will detract from the character and appearance of the area, contrary to policies SP15 and DM21 of the Suffolk Coastal – Core Strategy and Development Management Development Plan Document (July 2013) which set out the design principles, ensuring the character and appearance of areas are enhanced or preserved.
10. For the reasons given above I conclude that the appeal should be dismissed.

G. Pannell

INSPECTOR