



Appeal Decision

Site visit made on 2 October 2019

by R Cooper BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24th October 2019

Appeal Ref: APP/M2325/D/19/3232635

Manor House Farm, Ballam Road, Westby With Plumpton FY8 4NL

- 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 Dan Atkinson against the decision of Fylde Borough Council.
 - The application Ref 19/0134, dated 14 February 2019, was refused by notice dated 22 May 2019.
 - The development proposed is a detached garage.
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Decision

1. The appeal is allowed, and planning permission is granted for the proposed detached garage at Manor House Farm, Ballam Road, Westby With Plumpton FY8 4NL, in accordance with the terms of the application, Ref 19/0134, dated 14 February 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following plans: 1:1250 Location Plan – Supplied by 'Buy a Plan' and F/19/43/01 Rev A.
 - 3) The materials to be used in the construction of the external surfaces of the detached garage hereby permitted shall match those used in the existing dwelling.

Main Issues

2. The main issue is the effect of the proposed detached garage on the character and appearance of the area.

Reasons

3. The appeal site is an existing dwelling within the countryside. It is located at the end of a small group of buildings arranged in a linear pattern, set back from Ballam Road. The surrounding land is agricultural in nature, and the prevailing character and appearance of the area is rural. The site has a high level boundary treatment to the front consisting of fencing and hedgerow, a group of trees screen the site when approached from the south.
4. The detached garage would be positioned forward of the building line. However, when viewed from the street the building line is less apparent due to the extent that the properties are set back from the road. Furthermore, the existing boundary treatments, hedgerow and tree planting to the front of these

properties provide a degree of variation in the appearance of the street. For these reasons the proposed garage would not appear overly prominent within the street scene.

5. Whilst the detached garage would be visible when approached from the north along Ballam Road, the existing boundary treatments and planting would screen much of the lower sections. From the south the garage would be screened by larger, mature trees. The design of the garage would be of a traditional gabled roof design, whose appearance would respect the context of the site and the surrounding area, so it would not appear incongruous.
6. It is proposed to construct the garage in brickwork and tiles that match those of the existing property. This would make a positive contribution to the character and appearance of the area, and ensure high quality new design, this could be secured by condition.
7. Consequently, there would be no harm to the character and appearance of the area caused by the proposed detached garage. The proposal accords with Policies GD4 and GD7 of the Fylde Local Plan to 2032 (2018) which collectively seek to ensure that new development respects the context of the site and does not harm the character and appearance of the area. The proposal is also consistent with paragraphs 127 and 130 of the National Planning Policy Framework (the Framework), which collectively seek to ensure that new developments respect local character and promote quality of design.

Conditions

8. I have considered the Council's recommended conditions in accordance with Planning Practice Guidance and the Framework and altered them where necessary. In addition to the standard time limit condition, I have included a condition that specifies approved drawings to provide certainty. A condition is included ensuring the materials used match those in the existing dwelling to preserve the character and appearance of the area.

Conclusion

9. For the reasons given above, the appeal is allowed.

R Cooper

INSPECTOR