



Appeal Decision

Site visit made on 28 October 2019

by Alison Partington BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14th November 2019

Appeal Ref: APP/H1033/W/19/3234887

Land adj to 105 Horse Fair Avenue, Chapel-en-le-Frith SK23 9SF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr Antony Williamson against the decision of High Peak Borough Council.
 - The application Ref HPK/2019/0213, dated 10 May 2019, was refused by notice dated 15 July 2019.
 - The development proposed is a detached dwelling.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The application was submitted in outline with access and layout to be determined at this stage and I have determined the appeal on this basis.

Main Issue

3. The main issue in the appeal is the effect of the proposal on the character and appearance of the area.

Reasons

4. The appeal site forms the majority of the rear garden of No 56 Crossings Road. Dwellings along this road comprise large detached houses set back from the road in generous plots. However, the house would be accessed from, and relate to, the properties on Horse Fair Avenue. This residential road comprises a mixture of houses and bungalows, and the grass verge along the road together with good sized front gardens gives it a spacious suburban character.
5. The proposed dwelling would have a garden and 2 parking spaces to the front, as well as a rear garden. Nonetheless, the limited space between the side elevations of the proposal and the rear elevation of the host property and the boundary with No 105 would give the dwelling a cramped appearance that would be out of keeping with the neighbouring bungalows at this end of Horse Fair Avenue. These properties all have good sized front gardens and drives/garages at the side which provides a sense of spaciousness around them that would not be found on the appeal scheme.
6. Whilst the host property would prevent views of the proposal from Crossings Road, this property would be left with an uncharacteristically small garden. As a consequence, the proposal would create a form of development that would

- not respect the wider townscape and would be contrary to the existing urban grain.
7. The appellant has calculated that the plot would be larger than the average plot size on Horse Fair Avenue. Be that as it may, for the reasons set out above, the proposal would represent the over-development of this particular site.
 8. In order to accommodate the dwelling a large outbuilding that is in a poor state of repair would be removed from the rear garden of No 56. However, as this outbuilding is not visible from the public realm, its appearance does not have an adverse visual impact on the area. As such, its removal would have a neutral impact on the street scene.
 9. All in all, I consider that the proposal would unacceptably harm the character and appearance of the area. Therefore it would be contrary to Policies S1 and EQ6 of the *High Peak Local Plan (adopted April 2016)* and Policies H2 and H3 of the *Chapel-en-le Frith Neighbourhood Plan (made August 2015)* which seek a high quality of design that respects the local distinctiveness and the character of the area, and does not reduce garden space to the extent that it adversely impacts on the character of the area.

Planning Balance and Conclusion

10. It is not disputed that the site is located within the built-up area of the town and in an accessible location. The creation of a new dwelling would make a small contribution to housing supply in the area and would also have some limited benefits for the local economy. Whilst these are matters that favour the scheme, I do not consider that they are sufficient to outweigh the harm I have identified it would cause.
11. The Council have raised no concerns in respect of highways, drainage, flooding and with regard to the living conditions of nearby residents. However, an absence of harm in respect of these issues, together with the lack of objection from the Parish council, are neutral matters.
12. Therefore, for the reasons set out above, I conclude the appeal should be dismissed.

Alison Partington

INSPECTOR