
Appeal Decision

Site visit made on 3 December 2019

by Chris Baxter BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 December 2019

Appeal Ref: APP/N2535/W/19/3237443

25A Willingham Road, Lea, Gainsborough DN21 5EN

- 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 Paul Rea against the decision of West Lindsey District Council.
 - The application Ref 139732, dated 12 July 2019, was refused by notice dated 29 August 2019.
 - The development proposed is described as "erection of a garage."
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The area in which the appeal site lies is characterised predominantly by residential properties of traditional architectural detailing. The properties in the immediate area are set back from the main road and have front gardens which are mostly free from any built structures. It is this layout form which positively contributes to the character of the surrounding area.
4. The proposal would introduce a flat roof garage into the front garden which would be out of keeping with the built form of the immediate area. The proposal would have a narrow frontal aspect, would not cut across the existing property and would have materials to match the existing property. However, due to its position set forward of the existing front building line of the property, it would be an incongruous feature that would appear intrusive within the surrounding area.
5. The front garden of the appeal site is enclosed by existing boundary fencing, trees and shrubbery, including a Weeping Silver Birch tree. These features would not screen the proposal which would be a prominent structure that would not respect the context of the surrounding area given its size, design and location.
6. I have had regard to the appellants statement of case including the photographic evidence and examples of other developments¹. These other

¹ Developments at 11a, 12, 31 Willingham Road; 228 Lea Road; 31, 33, 35 Marlow Road; 2 Woodland Avenue; 27a, 59, 67, 69 Gainsborough Road; 16 Rectory Lane; 17 Willow Close; 5 Laburnam Avenue; 5 to 9 Lansdall Avenue; 1 Eastern Avenue; 1 Lissington Road

developments are not within close proximity to the appeal site and do not contribute to the character of the area immediately surrounding the appeal site. These other developments do not represent a direct parallel to the appeal proposal, including in respect of location and relationship with existing built layout.

7. For the reasons given above, I find that the proposal would have a harmful effect on the character and appearance of the surrounding area. The proposal would fail to comply with Policies LP17 and LP26 of the Central Lincolnshire Local Plan 2017 and Policy 4 of the Lea Neighbourhood Development Plan which seeks proposals to take into account the character and local distinctiveness of the area.
8. The proposed development is a revised scheme from a previously refused application and is required by the appellant for storage. The proposal would be mainly screened from neighbouring properties and would not compromise the living conditions of neighbouring occupiers. The proposal would retain adequate amounts of garden space and would not adversely affect existing natural or historic features. I also note that the appeal site has minimal garden areas to the rear and side of the existing property. These matters however, do not outweigh the harm I have identified to the character and appearance of the area.

Conclusion

9. I conclude that for the reasons given above, the appeal should be dismissed.

Chris Baxter

INSPECTOR