
Appeal Decision

Site visit made on 19 November 2019 by Emma Worby BSc (Hons)

Decision by Andrew Owen BA (Hons) MA MRTPI

appointed by the Secretary of State

Decision date: 17 December 2019

Appeal Ref: APP/P1560/D/19/3233295

Evenlode, Straight Road, Bradfield, Manningtree, Essex, CO11 2RA

- 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 and Mrs David Keech against the decision of Tendring District Council.
 - The application Ref 19/00380/FUL, dated 7 March 2019, was refused by notice dated 29 April 2019.
 - The development proposed is a detached garage and garage conversion for private use.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeals Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

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

Reasons for the Recommendation

4. The appeal site is occupied by a detached chalet-bungalow style dwelling with an integral garage. The site is located within a semi-rural location and forms part of the residential ribbon development along Straight Road, which is made up of dwellings of a variety of designs which face an open field on the other side of the road. The proposal would convert the existing garage into habitable accommodation and construct a detached double garage to the front of the property.
5. The proposed double garage would be simple in design, however it would be a relatively large outbuilding when compared to the modest proportions of the main dwelling and would cover a significant proportion of the front garden. Furthermore, it would be awkwardly located, appearing as a detached building constructed immediately in front of the bungalow. Due to its separate nature and its forward siting, it would stand out as a somewhat incongruous element in views of the appeal site.
6. Furthermore, the properties directly surrounding the appeal site follow a similar building line and are set back from the road. Therefore the introduction of an

outbuilding to the front of this well-established building line would appear at odds with the surrounding area. This impact on the area could be reduced by the suggestion of planting a hedge. However, gap provided by the entrance to the property would make this only partially effective and the garage, at over 4 metres in height, would be likely to protrude above any proposed hedge as it could not be relied upon to grow to the extent that the garage would be completely hidden. Therefore, the garage would still most likely be visible within the streetscene. Overall, the proposed garage would harm the character and appearance of the surrounding area.

7. It is noted that the appellant has highlighted similar garages within the area; at Highlands on Straight Road and others on Heath Road. Heath Road is some distance from the appeal site and so does not influence the context of the appeal site, and even that at Highlands is not viewed within the same setting. As such they are not comparable to the proposal.
8. Although no neighbouring objections have been received and the appellant has stated that the neighbours are supportive of the proposal, it is not considered that this would outweigh the harm identified.
9. For the reasons above I consider that the proposed development would be harmful to the character and appearance of the area and therefore would be contrary to saved Policies QL9 and HG12 of the Tendring District Local Plan (2007) and draft Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft Plan (2017) which collectively seek to protect local character by ensuring that development is not visually intrusive and makes a positive visual contribution to its setting, along with the design objectives of the National Planning Policy Framework.

Conclusions and Recommendation

10. For the reasons given above and having regard to all other matters raised, I recommend that the appeal is dismissed.

Emma Worby

APPEALS PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and the Appeals Planning Officer's report and on that basis the appeal is dismissed.

Andrew Owen

INSPECTOR