
Appeal Decision

Site visit made on 31 January 2020

by R Cooper BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13th March 2020

Appeal Ref: APP/C3430/W/19/3240524

Threeways, Coppenhall, Stafford, ST18 9BW

- 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 Lee Bate against the decision of South Staffordshire Council.
 - The application Ref 19/00670/FUL, dated 30 August 2019, was refused by notice dated 23 October 2019.
 - The development proposed is a single storey detached garage at the front of the property, 5m wide x 4.5m deep x 4m tall (22.5m²).
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The appellant has submitted revised plans with the appeal. Given these did not form part of the application, it would not be in the best interests of fairness to all parties for me to accept these plans, as it would deprive interested parties the opportunity to comment on them. Therefore, the application has been determined on the original plans submitted with the application.

Main Issues

3. The main issue is the effect of the proposed development on the character and appearance of the area; and on the living conditions of neighbouring occupiers with regard to outlook.

Reasons

Character and Appearance

4. The appeal site is located within the village of Coppenhall. The street scene consists of detached dwellings, arranged in a linear pattern along the road, fronting directly onto the street and set back from the road by with well-proportioned front gardens. This contributes to the prevailing open semi-rural character and appearance of the area.
5. The building would be located within the front garden, positioned in between the dwelling and the road, forward of the building line. This would be at odds with the prevailing layout of residential dwellings in the street, not respecting the character and appearance of the area. Due to the building's proximity to the road, and its scale and appearance, the garage would appear incongruous within the street scene.

6. Whilst there are existing hedgerows, and the appellant proposes additional planting, these are likely to only partially screen the building. Its presence within the street scene would be particularly evident, and this planting is unlikely to overcome the harm caused by the scale of the building and its location, that would be at odds with the prevailing pattern of development in the area.
7. The appellant proposes to render the building and use roof tiles to match the existing property. However, this would not overcome the overriding harm caused by the location and scale of the building, which would be out of kilter with the prevailing pattern of development in the area.
8. Consequently, the proposed garage would harm the character and appearance of the area and does not accord with Policy EQ11 of the South Staffordshire Core Strategy Development Plan Document (2012) which seeks to ensure that new development respects the context of the site and does not harm the character of the area. The proposal is not consistent with paragraph 127 of the National Planning Policy Framework which promotes quality of design in new development.

Living Conditions

9. The adjoining dwelling at Nome House has an open aspect to the front, provided by its own, and the adjoining front gardens. The building would be positioned in close proximity to the front boundary of the site, and adjacent to the existing low level boundary shared with Nome House.
10. The proposed building's close proximity to the boundary combined with its scale and height, would create a sense of enclosure to the front garden of Nome House. This would interfere with the occupier's outlook, and when viewed from the front of the neighbour's property the building would appear obtrusive and overbearing.
11. I conclude that there would be harm caused to the outlook and living conditions of adjoining occupiers of Nome House. The proposed development does not accord with Policy EQ9 of the South Staffordshire Core Strategy Development Plan Document (2012) which seeks to ensure that new development does not cause harm to the living conditions of neighbouring occupiers.

Other Matters

12. I have considered the examples provided of other garages in the area. However, these differ from the case before me with regards to existing built form, and the presence of these does not alter my findings above. In any event, I am required to reach conclusions based on the individual circumstances of this appeal.
13. The appellant has provided comments and copies of e-mail correspondence from the Council regarding building regulations, the need for a planning application, fees, no amendments were requested, and the time taken to determine the application. However, these are matters between both parties and they do not affect this decision.

Conclusion

14. For the reasons given above, the appeal is dismissed.

R Cooper

INSPECTOR