

Appeal Decision

Site visit made on 26 February 2020

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16th March 2020

Appeal Ref: APP/M3835/D/20/3246478

**Badgers Croft, Mill Lane, High Salvington, Worthing, West Sussex
BN13 3DH**

- 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 Steve Langham against the decision of Worthing Borough Council.
 - The application, Ref. AWDM/0215/19, dated 23 September 2019 was refused by notice dated 18 November 2019.
 - The development proposed is the construction of a double garage.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed double garage on the character and appearance of the area, in particular the frontage residential development along Mill Lane.

Reasons

3. I saw on my visit that Badgers Croft is a detached dwelling on a corner plot at the junction of Foxley Lane and Mill Lane. The latter is a private, unmade road with a boundary to 'The Gallops', an area of public open space. The dwelling has its main frontage to Mill Lane and the garage is proposed in the north east corner of the site and at its nearest about 2m from the Lane.
 4. The Council's concern is that, although a modified and smaller building than in a previous application, the proposed garage would, by reason of its siting and size, appear alien and incongruous. It would be a large and inappropriate form of development and cause an unwelcome precedent for future frontage development along Mill Lane.
 5. For the appellant it is argued that the proposed development would comply with the Council's policies. A building with low eaves and a catslide roof in the context of the two storey host dwelling with its tall boundary hedge and trees would only be 'materially visible' at close quarters. Reference is also made to three other properties with garages forward of the building line further to the north along Mill Lane.
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6. However, on my visit I saw that the proposed garage would be seen in the public view along the existing domestic driveway from Foxley Lane and, given its position well forward of the dwelling, would be particularly prominent to anyone travelling south eastwards along Mill Lane towards the property. Indeed, whilst the building's design and external materials are acceptable, I consider that as a result of a combination of its scale and forward siting relative to the house, the garage would draw the eye and be perceived as a harmful and bulky development on the site. Furthermore, the siting of a substantial building in this position would also be correctly regarded as an unsympathetic breach of the building line formed by Badgers Croft itself, the neighbouring dwelling 'Dayspring' and other detached houses to the north.
7. I acknowledge that the existing planting along the Mill Lane boundary would to some extent have a screening effect but there is no guarantee that this would permanently remain or that, in the event of its removal, an effective replacement could be achieved. If my doubt on this point were to prove correct, the visual impact of the inappropriately sited building would be all the greater. As regards the other garages, I do not regard their particular site characteristics to be sufficiently representative of the appeal site and its surroundings to justify a development that in this case would be harmfully prominent.
8. On the main issue I conclude that the appeal proposal would have an unacceptably harmful effect on the character and appearance of the area and in particular the Mill Lane 'street scene'. This would be in conflict with saved Policies H16 & H18 of the Worthing Local Plan 2007 and Section 12: 'Achieving Well-Designed Places' of the National Planning Policy Framework 2019.
9. For the above reasons the appeal is dismissed.

Martin Andrews

INSPECTOR