

Appeal Decision

Site visit made on 28 May 2020

by Chris Baxter BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2 June 2020

Appeal Ref: APP/B3030/D/20/3244639

3 The Riddings, Southwell NG25 0BD

- 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 Graham Lloyd against the decision of Newark & Sherwood District Council.
 - The application Ref 19/01547/FUL, dated 20 August 2019, was refused by notice dated 21 October 2019.
 - The development proposed is described as "Proposed open bay timber frame double garage."
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Decision

1. The appeal is allowed and planning permission is granted for proposed open bay timber frame double garage at 3 The Riddings, Southwell NG25 0BD, in accordance with the terms of the application, Ref 19/01547/FUL, dated 20 August 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers S0235/01 and S0235/02A

Main Issue

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

Reasons

3. The surrounding area is characterised predominantly by residential properties of varied styles. The built form in the area is mixed including buildings set back from Halam Road and others built close to the highway. It is this variation in the built development which contributes positively to the character of the area.
4. The proposed garage, although detached from the host property, would be sensitive in scale, design and materials appearing subservient and not an overly dominant feature within the surrounding area.
5. The proposal would be positioned close to Halam Road, similar to other buildings in the area. Given the size of the proposed garage and the existing trees and hedgerows in the area, the proposal would not be an incongruous structure and would not appear prominent within the surrounding setting.

6. Consequently, I find that the proposed garage would not have a harmful effect on the character and appearance of the surrounding area. The proposal would be in accordance with Policies DM5 and DM6 of the Newark and Sherwood Local Development Framework Allocations and Development Management Development Plan Document 2013, Policy 9 of the Newark and Sherwood Amended Core Strategy 2019, Policies SD1 and DH1 of the Southwell Neighbourhood Plan 2016 and the National Planning Policy Framework which seeks development to respect the character of the surrounding area.

Conditions

7. In addition to the standard timescale condition, I have imposed a condition specifying the relevant drawings as this provides certainty. In the interests of the character and appearance of the area, the Council requested a condition relating to materials. The proposed materials are stated on the plans and therefore this matter is dealt with in condition 2.

Conclusion

8. For the reasons set out above I conclude that the appeal should be allowed.

Chris Baxter

INSPECTOR