



Appeal Decision

Site visit made on 2 June 2020

by Mr D.R McCreery MA BA (Hons) MRTPI

An Inspector appointed by the Secretary of State

Decision date: 19 June 2020

Appeal Ref: APP/E2205/W/19/3242557

Yew Tree Farm, Egerton Road, Charing TN27 0AU

- 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 Noel McPartland against the decision of Ashford Borough Council.
 - The application Ref 19/01058/AS, dated 2 July 2019, was refused by notice dated 1 October 2019.
 - The development proposed is erection of two detached carports.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of two detached carports at Yew Tree Farm, Egerton Road, Charing TN27 0AU, in accordance with the terms of the application Ref 19/01058/AS, dated 2 July 2019, subject to the conditions set out in the attached schedule.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the surrounding area, including the setting of the nearby Listed Building Yew Tree Farmhouse.

Reasons

3. The appeal site is located on the outskirts of the village of Charing in an area that can be characterised as rural. Due to the edge of village location, dwellings within the immediate locality vary in terms of their position within their plots and overall appearance, which contributes to the varied character of the area. The immediate area is also on lower ground compared to other parts of the village and has a high number of trees and other vegetation nearby, giving it a secluded feel.
4. The proposed carports would sit forward of the 2 recently constructed detached dwellings that they would serve. As such, they would be visible in close views from Church Hill adjacent to the site. Due to the secluded nature of the site, and the position in relation to the new dwellings, wider views of the proposal in the landscape would be limited.

5. Whilst prominent within the immediate locality, the scale and detailed design of the proposed carports are such that they would appear as single story structures, visually subservient to the new dwellings, with materials that are consistent with other such structures in the surroundings. As such, they would not dominate the front of the site or look out of place with the character and appearance of the area.
6. While the fronts of the car ports would be broad, given that they would largely be seen in side profile, this would have a very limited effect on the local townscape.
7. In deciding this appeal I have paid special regard to the desirability of preserving the setting of the Grade II Listed Building Yew Tree Farmhouse, which is adjacent to the site. Due to the scale of the proposed development and location of the site in relation to Yew Tree Farmhouse, separated by a fence and on lower ground, the car ports would preserve the setting of the Listed Building and would be otherwise consistent with policies in the National Planning Policy Framework on conserving and enhancing the historic environment.
8. For the reasons discussed above the proposed development would not have a harmful effect on the character and appearance of the surrounding area, including the setting of nearby Listed Buildings. Consequently, I do not find conflict with policies in the Ashford Local Plan, in particular Policies SP1, SP6 and ENV3a which collectively seek to encourage a high standard of design that enhances local landscape character.

Conditions

9. The Council have requested that a number of conditions are imposed on any planning permission given. I shall address these below by reference to the numbers set out in the attached schedule.
10. The three year period in which the planning permission may be implemented (1) is a statutory requirement. I also consider that it is necessary in the interests of clarity to specify the plans that are approved (2). Approval of details of materials to be used in construction of the carports (3) and of drainage (4) are required in the interests of ensuring a satisfactory standard of external appearance and reducing the impact of the development on flood risk. I have amended the Council's suggest condition in relation to drainage to require approval of details in the interests of certainty.

Conclusion

11. For the above reasons the appeal is allowed, subject to the conditions set out in the attached schedule.

D.R. McCreery

INSPECTOR

Conditions

1. The development shall be begun before the expiration of 3 years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1060_P_110, 1060_P_111, 1060_P_112, 1060_P_113.
3. Written details including source/manufacturer and samples of the cladding materials to be used externally shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced above ground level and the development shall be carried out using the approved external materials.
4. The carports shall not be used until surface water drainage works shall have been implemented in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.