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## Appeal Decision

Site visit made on 23 June 2020

**by J M Tweddle BSc(Hons) MSc(Dist) MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 17 July 2020**

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**Appeal Ref: APP/G0908/D/19/3240552**

**49 Fitz Road, Cockermouth, Cumbria CA13 0AN**

- 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 Brian Gorman against the decision of Allerdale Borough Council.
  - The application Ref HOU/2019/0145, dated 26 June 2019, was refused by notice dated 19 August 2019.
  - The development proposed is laying of driveway via existing drop kerb and erection of garage.
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### Decision

1. The appeal is dismissed.

### Main Issue

2. The main issue is the effect of the proposed garage on the street scene along Fitz Road.

### Reasons

3. No 49 is a semi-detached house on the southern side of Fitz Road and enjoys a spacious corner plot location at the junction with Harrot Road. This part of the street is generally characterised by well spaced semi-detached dwellings of similar design and set back from the highway. The pairs of semis between Princess Road and Harrot Road form a distinctive group in the street scene with an obvious planned arrangement. The appeal property is set at a right angle to that of the neighbouring property at 1 Harrot Road creating a strong return building line and providing a spacious feel to this part of the street.
4. It is proposed to erect a single detached garage to the side and front of the appeal property in materials that would match those of the existing dwelling. It would measure approximately 3.6 metres by 6 metres with a pitch roof rising to a height of 3.1 metres.
5. The positioning of the proposed garage, forward of the front elevation, would disrupt the general uniformity and pattern of development found along this part of the street. Despite the use of matching materials, its prominent positioning at this corner location would result in an overly assertive and discordant feature in the street scene. Furthermore, it would not relate well to the host property. As such, this would harmfully diminish the spacious appearance of this part of the street and be at odds with what is typical of the area.

6. I therefore conclude that the proposed garage would harm the street scene along Fitz Road. This would be contrary to Policies S4, DM14 and DM15 of the Allerdale Local Plan (Part 1) Strategic and Development Management Policies 2014 which together seek to achieve high quality design that is respectful of existing patterns of development.

### **Other Matters**

7. In support of the appeal, the appellant has referred me to a new dwelling constructed further along Fitz Road. Whilst I have not been provided with the full details that led to this development being found acceptable, I accept that some parallels could be drawn in that the dwelling has been built notably forward of the building line. However, due to the impact on the space between properties and its overall massing and positioning, it is not a type of development that should be used as a reason to justify the appeal proposal.
8. My attention is also drawn to a side extension at No 51 which includes a slight forward projection. This is a discreet single storey extension that largely maintains the open and spacious characteristics of its corner location. Therefore, I do not consider this to be comparable to the appeal scheme. In any event, each appeal scheme falls to be determined on its own merits.
9. It is suggested that the proposal would ease parking pressure on the street and increase highway visibility at the junction. However, I have no evidence to suggest that parking is a problem in the area or that there are any visibility problems at the junction with Harrot Road. Furthermore, the proposal, if allowed, would not prohibit parking along this stretch of the street. Consequently, this matter attracts little weight in my decision.
10. I accept that the proposal is unlikely to have an adverse impact on the living conditions of neighbouring residents and that Cockermouth Town Council recommended that the proposal be approved but this does not outweigh the harm I have found.

### **Conclusion**

11. For the reasons I have set out, and having regard to all other matters raised, the appeal is dismissed.

*J M Tweddle*

INSPECTOR