
Appeal Decision

Site visit made on 14 July 2020

by Edwin Maund BA (Hons) MSc Dip UP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5th August 2020

Appeal Ref: APP/Y2003/W/20/3248587

Ultimate Carwash, Old Crosby, Scunthorpe, Lincolnshire DN15 8PY

- 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 Aram Kader Hassan against the decision of North Lincolnshire Council.
 - The application Ref PA/2019/2120, dated 13 December 2019, was refused by notice dated 28 February 2020.
 - The development proposed is to erect a steel framed canopy for Car Wash business.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The description of development in the banner headline above is taken from the application form. At the time of submission, the works had already been completed and therefore I am considering this appeal retrospectively.

Main Issue

3. Whether the proposal would preserve or enhance the character and appearance of the Old Crosby Conservation Area. (OCCA)

Reasons

4. The appeal site is located to the rear of The Grosvenor public house occupying an 'L' shaped parcel of land accessed off Frodingham Road, with the exit for vehicles leaving the site on Ferry Road. As a current car wash premises, it has a utilitarian commercial appearance behind the more traditional red brick and slate property on the frontage.
5. The character of the area is mixed with different styles representing the changes in design and use of materials over time, nevertheless, the older buildings such as the public house have some fine detailing giving a sense of place which has been recognised by the designation of the OCCA.
6. The steel frame and corrugated sheeting that forms the roof and canopy around the eaves is visible from Ferry Road and to a lesser degree from Frodingham Road and despite being shielded from view to a large extent from the east by the existing traditional brick building on the boundary, it still creates a stark and unappealing appearance amongst these more traditional buildings.

7. The building despite being of an open construction has a utilitarian appearance and is in sharp contrast to the buildings which are in close proximity both in terms of the materials used and design. As a consequence it harms the character and appearance of the area as such it is in conflict with policies DS1 and HE2 of the North Lincolnshire Local Plan (2003), and policies CS5 and CS6 of the North Lincolnshire Core Strategy (2011) which amongst other things require a high quality of design to preserve or enhance the character and appearance of the area.

Conclusions

8. The proposed development would neither preserve nor enhance the Old Crosby Conservation Area rather the significance of the heritage asset would be harmed. There are no material considerations to outweigh this finding of conflict with the development plan. As such the proposal is unacceptable and the appeal is dismissed.

Edwin Maund

INSPECTOR