
Appeal Decision

Site visit made on 3 August 2020

by Graham Wraight BA(Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 August 2020

Appeal Ref: APP/M3455/D/20/3250811

Bank House, Bunts Lane, Baddeley Green, Stoke-On-Trent ST9 9PR

- 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 Flynn against the decision of Stoke-on-Trent Council.
 - The application Ref 64939, dated 23 January 2020, was refused by notice dated 4 March 2020.
 - The development proposed is a detached garage.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the impact of the proposed development upon the character and appearance of the area.

Reasons

3. The appeal site is positioned on the corner of Greenway Hall Road and Bunts Lane. Greenway Hall Road has an open and spacious feel, with dwellings being located in substantially sized plots and with a general absence of built development to their frontages. The area of Bunts Lane closest to the appeal site is more densely developed, with the dwellings on the opposite side of the road tightly positioned in relation to the public highway. However, the appeal dwelling itself has a spacious frontage which makes a positive contribution to the character and appearance of the surrounding area. Elsewhere on Bunts Lane, a number of outbuildings which primarily serve properties fronting onto Leek New Road are visible in the street scene, however these are of a limited scale and therefore have only a minimal visual impact.
4. The proposed garage would sit forward of the existing front elevation of Bank House. The positioning of outbuildings to the front of dwellings is not a characteristic of properties in the immediate vicinity of the site, and in this respect the proposal would not integrate well with the prevailing form of development in the surrounding area. The proposal would also have a substantial ridge height and large brick gable end which would face towards the public highway, creating a dominant and incongruous visual feature. Collectively, these factors mean that the proposal would severely erode the current spaciousness to the front of the appeal dwelling. Therefore, as a result of its positioning and its scale, the proposal would cause significant harm to the character and appearance of the area.

5. The existing boundary vegetation would offer some screening, although the benefits of this would substantially lessen when it is not in leaf and it could change in its coverage and therefore its screening capabilities over time. The boundary gates would also provide a degree of screening when closed, but the proposal would be particularly visible when they are open. I also note the presence of the gable feature to the front elevation of Bank House, that the proposal would be set back from the public highway, that it would be viewed against the existing dwelling from certain vantage points and that it would use materials to match the existing dwelling. However, none of these factors would adequately mitigate against the significant harm to the character and appearance of the area that I have identified.
6. Whilst examples of outbuildings on Bunts Lane and Greenway Hall Road have been highlighted by the appellant, and I was able to view these during my site visit, they are not comparable in their scale and visual impact to the proposed development which is subject to the appeal, and they do not justify the harm that would arise from it.
7. For these reasons, I conclude that the proposed development would cause significant harm to the character and appearance of the area. Consequently, the proposal would fail to accord with Policy CSP1 of the Newcastle-Under-Lyme and Stoke-On-Trent Core Spatial Strategy 2009 which seeks to protect character and appearance. There would also be conflict with the aims of the Newcastle-Under-Lyme and Stoke-On-Trent Urban Design Guidance Supplementary Planning Document 2010, which seeks to deliver good design, and with the National Planning Policy Framework, where it seeks to achieve well-designed places.

Conclusion

8. For the reasons given above, I conclude that the appeal should be dismissed.

Graham Wraight

INSPECTOR