



Appeal Decision

Site Visit made on 9 November 2020 by Hannah Ellison BSc (Hons) MSc MRTPI

Decision by Susan Ashworth BA (Hons) BPL MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 November 2020

Appeal Ref: APP/D2320/D/20/3260100

209 Wigan Road, Euxton, Chorley, Lancashire, England PR7 6JG

- 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 Stephen Coxhead against the decision of Chorley Borough Council.
 - The application Ref 20/00486/FULHH, received by the Council on 28 May 2020, was refused by notice dated 10 August 2020.
 - The development proposed is described as 'Carport/Wheelie bin store'.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. At the time of my site visit the development was already in place. I have therefore considered the appeal on this basis.

Main Issue

4. The effect of the development on the character and appearance of the area.

Reasons

5. This appeal concerns an existing single storey carport/store located to the front of a semi-detached dwelling. The property and the adjacent dwellings along this stretch of Wigan Road are set well back from the highway, and the front gardens and driveways lack built development, thus giving the area a spacious character and appearance.
6. The carport is sited close to the highway boundary and occupies a considerable part of the gravel driveway. It is acknowledged that it is of a largely open design with a green roof. Despite these factors, due to its substantial size, the solid form of the roof and its siting in an area which is typically devoid of development, the carport is a visually prominent feature, particularly when viewed on the approach from the north and south. It therefore reads as an incongruous addition and erodes the sense of spaciousness in the street scene.

7. There are mature trees and planting in the front garden of the appeal site and I acknowledge that in summer months when they are in full leaf they may provide good screening to much of the carport. Nevertheless, landscaping is not permanent and is insufficient in itself to justify inappropriate development. Consequently, it remains that the development introduces built form to the front of the site which is uncharacteristic in the locality. Whilst the carport may provide screening for household items such as refuse bins and cars, these are common and expected features to the front of residential properties.
8. Therefore, due to its siting close to the front boundary of the appeal site and overall scale, this proposal harms the character and appearance of the area, contrary to Policy BNE1 of the Chorley Local Plan 2012-2026, Site Allocations and Development Management Policies, Development Plan Document (July 2015) which seeks to ensure developments do not have a significantly detrimental impact on the surrounding area by virtue of its siting and scale, amongst other things.

Conclusion and Recommendation

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

Hannah Ellison

Appeal Planning Officer

Inspector's Decision

10. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

Susan Ashworth

INSPECTOR