



Appeal Decision

Site visit made on 24 November 2020

by C Coyne BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 December 2020

Appeal Ref: APP/H1033/D/20/3258081

18 Compton Grove, Buxton SK17 9DW

- 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 Steve Balfe against the decision of High Peak Borough Council.
 - The application Ref HPK/2020/0187, dated 11 May 2020, was refused by notice dated 21 July 2020.
 - The development proposed is resubmission of previously refused application for demolition of existing single garage and construction of double garage to side garden off drive.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. On the decision notice the Council have referred to Policies SS1 and SS1a of the adopted High Peak Local Plan 2016 (HPLP). However, on reading the officer's report and the relevant policies submitted by the Council, it should have instead referred to Policies S 1 and S 1a. Consequently, I am satisfied that this was nothing more than a typographical error and I have considered the appeal on this basis.
3. The appellant has raised a concern regarding the Council's handling of the case, and in particular with regard to a perceived lack of a proactive and positive discussion on the changes made to the previously refused scheme that were reflected in the proposal before me. However, this is a matter that would need to be taken up with the Council in the first instance and in determining the appeal I have only had regard to the planning merits of the case.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

5. The area primarily comprises two storey detached dwellings with more traditional stone facades with the host property being towards the end of the cul-de-sac. Many of the other properties on Compton Grove have relatively small detached pitched-roofed single garages to the side which are set back from their primary front elevations.

6. The proposal would introduce a single storey double garage with a flat roof to the street scene which, given the perpendicular orientation of the host property in relation to most of the others on the street, would be located to its front rather than its side.
7. Given the location of the proposal and its orientation it would be situated around the corner and set back from the row of properties to the front of the appeal site. There would also be a sizeable gap between the proposal's front elevation and those of the properties directly opposite it. There is also what appears to be a detached garage with three doors/spaces serving two nearby properties (nos. 16 & 17) which is closer to the front elevations of the properties it directly faces than the proposal would be. As a result, I consider that the proposal would not necessarily be of a scale, height or size that would look out of place on the street scene, even though it would be located to the front of the host property.
8. However, given the fact that all of the other detached garages on Compton Grove have pitched roofs I consider the proposal's introduction of a flat roof means that its design and style would be at odds with the prevailing character of the area thereby having a significant adverse visual impact, nonetheless. Consequently, I conclude that the proposal would materially harm the character and appearance of the area in conflict with Policy EQ 6 of the HPLP as supported by the adopted High Peak Design Guide Supplementary Planning Document 2018 which requires development to be well designed to respect the character, identity and context of High Peak's townscapes, amongst other considerations.
9. Given the scale and nature of the proposal, I consider the more strategic Policies S 1 and S 1a not to be entirely relevant in this particular case.

Conclusion

10. For the reasons set out above I conclude that the appeal should be dismissed.

C Coyne

INSPECTOR