



Appeal Decision

Site visit made on 29 January 2021

by Julie Dale Clark BA (Hons) DipTP MCD DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11/02/2021

Appeal Ref: APP/K2610/D/20/3261424

40 Lone Barn Road, Sprowston, Norwich NR7 8HZ

- 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 James Sharpe against the decision of Broadland District Council.
 - The application Ref 20200922, dated 24 April 2020, was refused by notice dated 27 July 2020.
 - The development proposed is 6m x 6m detached timber garage in South West corner of plot roughly 1m from boundaries.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider that the main issue is the effect of the garage on the character and appearance of the area.

Reasons

3. The appeal site is a semi-detached dwelling with a wide frontage on a bend in Lone Barn Road. This location makes the front garden area very prominent in the street scene. The garage would comprise of a timber structure located in a forward position in the front garden.
4. Core Strategy Policy 2¹ promotes good design and Development Management Policy CG4² sets out criteria in order to achieve a high standard of design including, amongst other things, paying regard to the environment, character and appearance of an area. Policy 2 of the Sprowston Neighbourhood Plan³ also seeks to promote good and appropriate design.
5. Given the location of the proposed garage, a timber structure of this size would be prominent in the street scene. The frontage of No 40 is open and being on a bend in the road, the garage would be at odds with this open character. It would appear as an intrusive feature and fail to meet the design standards required by the policies referred to above.

¹ Greater Norwich Development Partnership Joint Core Strategy for Broadland, Norwich and South Norfolk, Adopted March 2011, amendments adopted January 2014.

² Broadland District Council Development Management DPD 2015, adopted 3 August 2015.

³ Sprowston Town Council. Sprowston Neighbourhood Plan A Development Plan by Sprowston for Sprowston to 2026.

6. Other matters have been raised including highway and pedestrian safety, vehicular visibility and the neighbours outlook. I also note that the appellant has cleared a great deal of boundary vegetation making the frontage more open but less private. I have also considered all other matters raised but none alter my conclusion.
7. I conclude that the proposal would have a harmful effect on the character and appearance of the area and conflict with Core Strategy Policy 2, Development Management Policy CG4 and Neighbourhood Plan Policy 2. The appeal therefore fails.

J D Clark

INSPECTOR