

Appeal Decision

Site Visit made on 9 February 2021

by Mr Martin Allen BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1 March 2021

Appeal Ref: APP/Y9507/D/20/3263994

Wayside, A286 Cobblers Row, Singleton, PO18 0HD

- 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 & Mrs K Griffiths against the decision of South Downs National Park Authority.
 - The application Ref SDNP/20/01982/HOUS, dated 19 May 2020, was refused by notice dated 12 October 2020.
 - The development proposed is a single storey detached garage.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey detached garage at Wayside, A286 Cobblers Row, Singleton, PO18 0HD in accordance with the terms of the application, Ref SDNP/20/01982/HOUS, dated 19 May 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers TQRQM18225150020653, 124/01 and 124/03

Main Issue

2. The main issue is the effect on the character and appearance of the area, including the setting of the nearby Singleton Conservation Area.

Reasons

3. The proposed garage would be sited to the front of the existing dwelling known as Wayside and would be subservient to the dwelling in terms of scale and massing. Currently the front of the site is enclosed by a substantial, mature hedge which screens views into the site and within this context the majority of the garage would not be readily apparent from views from the street. Even if this hedging was removed in the future, the garage would remain a subservient element within the site, as an ancillary building.
4. When approaching from the north, views of the appeal site are limited due to the curvature of the road and the presence of trees. When the site becomes visible on this approach, it is viewed within the context of surrounding built development, including that within the Singleton Conservation Area behind. In the immediate vicinity of the site, while properties are set back within plots, there is variation to their scale and design, as well as their siting, with the dwelling within the appeal site sitting behind the front elevation of both of its

neighbouring properties. Consequently, the building line of the properties is not a defining characteristic of nearby development. Furthermore, within the conservation area, there is considerable variety in the positioning of buildings, with some set back from the road while others are positioned directly alongside it. I also observed that to a substantial property near to the appeal site was a detached outbuilding set between the property and the road.

5. Within this context, the proposed garage would not be an inappropriate addition to the site and would be reminiscent of the varied layout of development within the wider area, including the conservation area. Thus, it would not be an incongruous element, nor would it be visually dominant within the site.
6. Accordingly, there would be no harm to the character or appearance of the area, including the setting of the Singleton Conservation Area. The scheme therefore accords with policies SD1, SD4, SD5, SD6 and SD15 of the South Down Local Plan. These policies seek to, amongst other things, ensure that development conserves the natural beauty and scenic quality of the national park, that the design and scale of development conserves and respects landscape character and that development within the setting of a conservation area preserves the character and appearance of the area. I also find that the proposal would accord with the first purpose of the designation of the South Downs National Park, insofar as the scheme would not detrimentally affect the natural beauty, wildlife, or culture of the area. Furthermore, there would be no conflict with the design or historic environment protection aims of the National Planning Policy Framework.

Conditions

7. A condition ensuring adherence to the approved plans, is necessary in the interests of the character and appearance of the area. A materials condition has been suggested, however as the materials are clearly stated on the submitted plans and application form, this condition is not necessary.

Conclusion

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

Mr Martin Allen

INSPECTOR