



Appeal Decision

Site visit made on 7 April 2021

by Lynne Evans BA MA MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 30 April 2021

Appeal Ref: APP/C3620/D/20/3264235

202 Lower Road, Bookham, Leatherhead, KT23 4AT

- 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 Martin Parker against the decision of Mole Valley District Council.
 - The application Ref: MO/2020/1545/PLAH dated 7 September 2020, was refused by notice dated 16 November 2020.
 - The development proposed is carport for two vehicles in front garden.
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Decision

1. The appeal is allowed and planning permission is granted for carport for two vehicles in front garden at 202 Lower Road, Bookham, Leatherhead KT23 4AT in accordance with the terms of the application, Ref: MO/2020/1545/PLAH dated 7 September 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: Location plan; block plan and 404519: Parker.
 - 3) The materials to be used in the construction of the car port hereby permitted shall accord with the approved plans and the details set out on the application forms.

Main Issue

2. The main issue in this appeal is the effect of the proposal on the character and appearance of the existing dwelling and the local area.

Reasons

3. The appeal property is a detached bungalow on the north west side of Lower Road, within a predominantly residential area comprising a variety of detached houses and bungalows. Many of the properties, particularly further to the east, are set back from the road frontage and together with mature trees and frontage hedges, the local area has an attractive spacious and verdant character.
4. The proposal would introduce a two bay car port under a pitched clay tile roof and with weatherboarding to the sides and to the rear, within the front garden

area of the appeal property. Given the generous size of the front garden and the proposed siting of the car port in relation to the property, I do not consider that it would be an over dominant structure that would detract from the character and appearance of the existing dwelling. Taking into account its scale, siting and materials, it would in my view appear as an ancillary outbuilding in relation to the bungalow and would not result in a cramped appearance.

5. There are a small number of examples of garages, car ports and outbuildings within front garden areas in the local area, and I am advised by the Appellant that the adjoining new replacement property at No 204 Lower Road benefits from planning permission from a car port within its front garden. I have not been provided with any details of this permission and it was not constructed at the time of my site visit, nonetheless I have no reason to question the information presented and the Council has not provided any information to the contrary.
6. The proposed car port at the appeal property would be largely screened from street scene views because of the front boundary hedge at the appeal property and frontage planting in neighbouring gardens. There would be some limited glimpses of the car port from both Lower Road and Pine Close, but given its scale and siting, I do not consider that these would materially harm street scene views. There is nothing before me to suggest that there is any proposal to remove the frontage hedge, but even if it were to be removed or cut back in the future, the proposal would still be seen as an ancillary outbuilding in relation to the appeal property and within a sizeable front garden area. It would not therefore detract from the character and appearance of the local area.
7. I am therefore satisfied that the proposed car port would respect the character and appearance of the existing dwelling and of the local area. There would be no conflict with Policies ENV22 and ENV23 of the Mole Valley Local Plan and Policy CS14 of the Core Strategy, Policy BKEN2 of the Bookham Neighbourhood Development Plan as well as the National Planning Policy Framework, all of which, amongst other things seek a high standard of design which respects the local context.

Conditions

8. In terms of conditions, the materials as specified on the plans and application forms should be adhered to in the interests of protecting the character and appearance of the local area. A condition should be imposed to list the approved plans for the avoidance of doubt and in the interests of proper planning.

Conclusion

9. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

L J Evans

INSPECTOR