



Appeal Decision

Site Visit made on 28 June 2021

by Ian Radcliffe BSc(Hons) MRTPI MCIEH DMS

an Inspector appointed by the Secretary of State

Decision date: 1st July 2021

Appeal Ref: APP/Y2430/D/21/3271952

258 Scalford Road , Melton Mowbray, Leicestershire LE13 1LA

- 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 T Brown against the decision of Melton Borough Council.
 - The application Ref 20/01332/FULHH, dated 11 November 2020, was refused by notice dated 8 February 2021.
 - The development proposed is a detached garage.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this appeal is the effect of the proposed detached garage on the character and appearance of the area.

Reasons

3. Scalford Road in the vicinity of the appeal site between Redwood Way and Tennyson Avenue is characterised by mature, predominantly detached dwellings of varying design set back from the grass verge lined road. With front boundary treatments typically consisting of hedges and with modest trees and bushes regularly present within the front gardens of properties dwellings along the road are verdantly set. As a result, the road has a pleasant suburban character and appearance with built development counterbalanced by landscaping.
4. It is a feature of this section of the road that extensions do not extend much beyond the front building line. Similarly, there are no detached garages located in front of the dwellings. As a result, the front elevations of houses are not obscured by built development and visually contribute to the street scene. The front extension at No 254 is an exception to this. However, as an isolated example it does not change the character and appearance of this part of the road to the extent that significant built development forward of the front elevations of houses would fit in.
5. Facing the front of the house on Scalford Road, the proposed detached 6 metre by 5.4 metre garage would be located in the front right hand corner of the front garden. Extending across approximately a third of the front elevation of the house, and rising above the height of the front boundary hedge, it would dominate the house and obscure views of the dwelling to the detriment of the character and appearance of the property and this section of Scalford Road. Although the garage would be constructed from materials that match the house this would not compensate for the significant adverse effect described.

6. Instances of other garages and extensions that have been built forward of the front building line in other areas of Salford Road have been referred to. However, having viewed this long road it is evident that they are few in number as demonstrated by the photograph of only one example provided in support of the appeal. As a result, the existence of such development does not alter my findings in relation to the main issue.
7. Taking all these matters into account, I therefore conclude that the siting, scale and height of the proposed garage would cause unacceptable harm to the character and appearance of the area. As a result, it would be contrary to policy D1 of the Melton Local Plan which requires the protection of the character and appearance of a locality through high quality design that respects local design features. The appeal should therefore be dismissed.

Ian Radcliffe

INSPECTOR