

Appeal Decision

Site Visit made on 25 May 2021

by Mr Martin Allen BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 July 2021

Appeal Ref: APP/C1625/W/21/3271297

19 Wickwar Road, Kingswood, GL12 8RF

- 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 A. White against the decision of Stroud District Council.
 - The application Ref S.20/1432/FUL, dated 17 April 2020, was refused by notice dated 9 October 2020.
 - The development proposed is the erection of 2 no. dwellings with associated works.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of 2 no. dwellings with associated works at 19 Wickwar Road, Kingswood, GL12 8RF in accordance with the terms of the application, Ref S.20/1432/FUL, dated 17 April 2020, subject to the conditions set out in the attached Schedule.

Preliminary Matters

2. I am aware that the Pre-Submission Draft of the Stroud District Local Plan review has recently been published. The main parties have had the opportunity to comment on this. Nonetheless, given the early stage of preparation, that the draft is currently out for consultation and that the plan is yet to be examined, it carries limited weight. In any event, it is not of sufficient weight to alter my findings below.

Main Issue

3. The main issue is the effect on the character and appearance of the area.

Reasons

4. The appeal site comprises an area of land located to the rear of existing properties which front Wickwar Road. The dwellings within the immediate vicinity comprise pairs of semi-detached buildings, however within the wider area there is variety in both the form and layout of buildings. Most notably there is a development of detached properties on the opposite side of Wickwar Road, extending away from the main road. When travelling along the main road, it is also possible to glimpse dwellings positioned behind others. While the immediately adjoining properties do form a linear layout, this is not reflective of the layout and form of development that can be seen in the surrounding area, as well as that which can be seen close to the appeal site.
5. Within this context, the positioning of the appeal properties to the rear of existing buildings would not appear discordant. It would reflect that which can be observed in the area and thus would integrate acceptably with the existing

built form. As a result, where views of the proposed properties will be available, they would not appear incongruous or at odds with their surroundings.

6. Thus, the appeal scheme would not be harmful to the character or appearance of the area. Accordingly, the proposal accords with policies HC1, CP8 and CP14 of the Stroud District Local Plan. Together, and amongst other things, these policies seek to ensure that the layout of development is compatible with, and appropriate to, the settlement, as well as that development respects and integrates with its surroundings.

Other Matters

7. Comment has been made of the possibility of erecting a hard boundary to the rear of the site, along the boundary with the adjacent playing field. However, the submitted plans indicate that the existing boundary is to be retained. Given that this boundary currently encloses residential gardens, I find no reason to consider this unacceptable.

Conditions

8. I have imposed conditions in relation to the commencement of development and in the interests of clarity a condition to ensure compliance with the submitted plans. In the interests of highway safety, I have imposed a condition requiring the completion of the parking and turning facilities. Also, in the interests of promoting sustainable transport, I have imposed a condition in respect of electric vehicle charging points.
9. So that the development has an acceptable appearance, a materials condition is also necessary. To ensure no detriment to the environment, details of surface water disposal should also be secured by condition. While the Council has suggested that this should be done prior to occupation, given the need to consider the location of disposal facilities, I have amended this condition to require details prior to above ground works taking place.
10. Given the scale of the proposal, I do not consider that a condition in respect of dust suppression is necessary. Neither, for the same reason is construction of the proposal likely to adversely affect the living conditions of nearby occupiers, as such a condition in respect of construction times is not necessary.

Conclusion

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

Martin Allen

INSPECTOR

SCHEDULE OF 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 No. WHI/1185/PL/04/20/001/D.
- 3) No building hereby permitted shall be occupied until the vehicular parking and turning facilities for that building have been provided in accordance with the approved drawing. Those facilities shall be maintained available for those purposes thereafter.
- 4) No works shall take place on the external surfaces of the buildings hereby permitted until samples of the materials to be used in the construction of those surfaces have been submitted to and approved in writing by the Local Planning Authority. Development shall then only be carried out in accordance with the approved details.
- 5) No above ground works shall take place until detailed plans of the method of disposal of surface water within the curtilage of the site have been submitted to and agreed by the Local Planning Authority. The development shall not be brought into use until that agreed method has been constructed and is available for use
- 6) The development hereby permitted shall not be first occupied until the proposed dwellings have been fitted with an electric vehicle charging point. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and Manual for Gloucestershire Streets. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging points shall be of the same specification or a higher specification in terms of charging performance.