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# Appeal Decision

Site visit made on 26 July 2021

**by David Reed BSc DipTP DMS MRTPI**

**an Inspector appointed by the Secretary of State for Housing, Communities and Local Government**

**Decision date: 23 August 2021**

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**Appeal Ref: APP/H0520/D/21/3274094**

**The Gables, Bury Road, Bury, Ramsey PE26 1NE**

- 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 Paul Buckthorpe against the decision of Huntingdonshire District Council.
  - The application Ref 21/00041/HHFUL, dated 28 December 2020, was refused by notice dated 4 March 2021.
  - The development proposed is a detached car port.
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## Decision

1. The appeal is allowed and permission is granted for the erection of a detached car port at The Gables, Bury Road, Bury, Ramsey PE26 1NE, in accordance with the terms of the application, Ref 21/00041/HHFUL, dated 28 December 2020, subject to the attached schedule of conditions.

## Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area, including the effect on the Ramsey Conservation Area (CA).

## Reasons

### *Character and appearance*

3. The proposal is for a freestanding pitched roof triple car port and store building in front of The Gables, a substantial detached property set in a good-sized plot on the eastern side of Bury Road. The Gables lies just inside the boundary of the Ramsey CA where the 'Post Enclosure' subdivision of the CA, characterised by late 19th century villas in large plots, gives way to later and more intensive frontage development to the south.
4. However, The Gables itself comprises an infill development dating from about 2006 when the grounds of the larger property to the north were subdivided. Whilst a pleasant design, The Gables has no particular architectural distinction and is set well back in line with the buildings on either side. Importantly, the house and front garden is well screened from view both by tall fencing/gates and a substantial group of trees and shrubs on the road frontage and along the side boundary with the adjacent property Sunway.
5. Due to these site-specific circumstances, the proposed triple carport/store within the front garden area would be well screened from views along Bury Road and, despite its size, would not appear intrusive in the street scene. The

new carport/store building would be oriented parallel to the side boundary, with its gable end rather than the long side elevation facing towards the road, thus reducing its impact and reflecting the prominent gables on the front elevation of the house. During the summer the existing trees and shrubs would largely screen the building, and even in winter they would filter views thus avoiding a stark appearance to passers-by.

6. The Ramsey CA Character Assessment 2005 describes Bury Road as dominated by green edges and open space where built form is secondary and detached houses behind deep front gardens are a key characteristic. However, the deep set back of the house would be maintained and the subservient carport in front would retain the 'green edge' along the road. It is noteworthy that the house opposite, No 33, which is also just inside the boundary of the CA, has a detached double garage in front which does not compromise the character of Bury Road. The proposal would have a similarly limited visual effect.
7. The Council's Design Guide SPD 2017 includes a series of key principles to be considered when designing garages. The proposal would breach the general principle that garages should be aligned with, or set back from, the building frontage, but this is most relevant where there are small front gardens and the garage concerned would be prominent in the street scene. On the other hand, three other principles would be fully satisfied in that the pitched roof of the car port and its architectural style would reflect that of the existing house, and the materials to be used could be controlled by condition to ensure they are similar or complementary. Overall, the principles would therefore be followed.
8. For these reasons, even giving great weight to its conservation, the proposal would preserve the character and appearance of the Ramsey CA and would comply with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan 2019 and its supplementary planning documents. These require proposals to respond and contribute positively to their context, to successfully integrate with adjoining buildings and spaces and to protect heritage assets. It would also meet the legislative requirement to preserve the character or appearance of the CA. In the absence of any harm to heritage assets, the public benefits of the proposal do not need to be considered.

#### *Other matters*

9. The Council has requested three conditions should the appeal be allowed. In addition to the standard implementation time limit it is necessary to specify the approved plan in the interests of certainty. A condition to control materials is required to ensure the satisfactory appearance of the development. Finally, a fourth condition is necessary to enable the Council to protect the existing trees and shrubs on the site given their importance in screening the new car port.
10. Having regard to the above the appeal should be allowed.

*David Reed*

INSPECTOR

### **Schedule of conditions**

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plan: 9009/101 Revision D dated April 2020.
- 3) No development above slab level shall take place until full details (and samples if requested) of the materials to be used in the construction of the external surfaces of the detached car port hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall then be carried out strictly in accordance with the approved details.
- 4) No operations to implement this permission shall commence on site until a scheme to protect existing trees and shrubs and their root systems has been submitted to and approved in writing by the local planning authority. The protective measures, including fencing, shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made.