

Appeal Decision

Site visit made on 20 September 2021

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 04 October 2021.

Appeal Ref: APP/P1750/D/21/3276184
74 Ayling Lane, Aldershot GU11 3ND

- 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 Steven Livingstone against the decision of Rushmoor Borough Council.
 - The application, Ref. 21/00092/FULPP, dated 8 February 2021 was refused by notice dated 26 March 2021.
 - The development proposed is the erection of a carport to the front of the property.
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Decision

1. The appeal is allowed and planning permission is granted at 74 Ayling Lane, Aldershot for the erection of a carport to the front of the property in accordance with the terms of the application, Ref. 21/00092/FULPP, dated 8 February 2021 and subject to the following conditions:
 - 1) The development to which this permission relates shall begin not later than the expiration of three years beginning with the date of this Decision;
 - 2) The development hereby permitted shall be carried out in accordance with the approved plans and thereby permanently retained in that form with no further adaptation or alternative use: Drawing Nos. CS/SLCP/001; CS/SLCP/001.2; CS/SLCP/002; CS/SLCP/003; CS/SLCP/004; CS/SLCP/005; CS/SLCP/006.

Main Issue

2. The main issue is the effect of the proposed carport on the streetscene.

Reasons

3. The Council considers that the car port would protrude beyond the front of the adjoining property and considerably forward of the prevailing building line. A car port in this position would appear harmfully incongruous in the street scene.
 4. I understand this argument and recognise that considerable caution is necessary before approving development in a prominent frontage position. With that said, there are a number of factors in this case that weigh in favour of the appeal proposal.
 5. This side of Ayling Lane is for the most part one of high hedges on the front boundaries and whilst the frontage of the appeal property is open, this is
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abruptly terminated by the substantial hedge on the return boundary with No. 250 Weybourne Road. In addition, the street scene is varied with the public house and a building to the rear having no set back at all from the road.

6. With its position at the junction of Ayling Lane and Weybourne Road, the frontage of No. 74 is not read as part of a consistent pattern of the development pattern. The car port would be a predominantly open structure and in my view is of a high quality design and materials that would complement those of the dwelling.
7. Whilst a garage in this position would draw the eye as an incongruous addition, I consider that the appearance of the car port would be acceptable. When not being used the structure would not adversely impact on the open frontage and when occupied by a vehicle it would be perceived as a logical building and because of its good design arguably preferable to a car parked with no screening.
8. In the particular circumstances of this site and the details of the proposal I conclude that there would be no harm caused to the character or appearance of the streetscene. Accordingly, there would be no conflict with Policy DE1 of the Rushmoor Local Plan 2014-2032 adopted in 2019; the Council's Home Improvements and Extensions SPD 2020, and Section 12: 'Achieving Well-Designed Places' of the National Planning Policy Framework 2021.
9. I shall therefore allow the appeal. A condition requiring the development to be carried out in accordance with the approved plans and thereafter retained in that form is needed for certainty and is in the interests of proper planning.

Martin Andrews

INSPECTOR