



Appeal Decision

Site visit made on 20 September 2021

by Ian McHugh Dip TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 October 2021.

Appeal Ref: APP/A2280/D/21/3273399
318 Luton Road, Chatham, ME4 5BD

- 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 Dorin Grosu against the decision of Medway Council.
 - The application Ref MC/20/2800, dated 3 November 2020, was refused by notice dated 28 January 2021.
 - The development proposed is a detached garage with ancillary accommodation.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. Since the appeal was lodged, a revised version of the National Planning Policy Framework (the Framework) was published on 20 July 2021. In my opinion, this does not materially change the planning policy context in respect of the main issue.
3. The Council's description of the development on its decision notice differs from the description contained on the planning application form. The Council's description refers to the construction of a retaining wall and fencing to the boundary with number 320 Luton Road; and the construction of access gates, vehicle crossover and fencing facing Pheasant Road. This description is also used on the appeal form. Consequently, I have considered these elements in reaching my decision.

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the streetscene.

Reasons

5. The appeal site is a corner property situated at the junction of Luton Road and Pheasant Road. It has a relatively long and narrow rear garden that runs alongside Pheasant Road. The area is mainly residential in character and contains terraced houses, which are built up to the edge of the pavements. A number of the houses have been altered and extended. School buildings are situated on the opposite side of Pheasant Road. These differ in scale and appearance to the other buildings in the area.
6. Planning permission (reference MC/18/0371) for an extension to the dwelling and a detached single-storey garage within the rear garden has already been

approved by the Council and at the time of my site visit, construction of the garage was underway. The appeal proposal is to construct a two-storey building in the same area, which would provide garaging space on the ground floor with ancillary space (including a wc) above. The elevation facing Pheasant Road would have the appearance of a dwelling with ground and first-floor windows and a central door with canopy above. It would be viewed in the Pheasant Road streetscene against the neighbouring end-of-terrace dwelling.

7. I have taken into account the appellant's reasoning for the proposal, in terms of seeking to make the proposal resemble a dwelling in order to fit with the streetscene. In addition, I have given consideration to the variety in the appearance of the streetscene, due mainly to the presence of the school buildings.
8. However, in terms of its scale and detailed design I find that it would be discordant and incongruous building within the streetscene, being neither one thing nor the other. It would not relate in terms of its scale or height to the neighbouring property and the elevation facing Pheasant Road would have a modern, suburban appearance that would be out of context with its surroundings.

Conclusion

9. Policy BNE1 of the adopted Medway Local Plan 2003 and paragraph 130 of the Framework seek (amongst other things) to ensure that new development makes a positive contribution to its surroundings and respects local character. For the reasons given above, I consider that the proposal would fail to achieve this.
10. Therefore, it is concluded that the appeal be dismissed.

Ian McHugh

INSPECTOR