
Appeal Decision

Site visit made on 14 October 2021

by M Shrigley BSc (Hons) MPlan MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25 October 2021

Appeal Ref: APP/H1033/D/21/3280041
73 School Road, Peak Dale SK17 8AR

- 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 James Naden against the decision of High Peak Borough Council.
 - The application Ref HPK/2021/0141, dated 13 March 2021, was refused by notice dated 11 May 2021.
 - The development proposed is for the resubmission of a domestic garage to side of existing dwelling under HPK/2019/0408.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. At my site visit I could see that the appeal site is a small area of irregular shaped land located at the end of a row of semi-detached houses and adjacent to no.77 (as identified on the appeal location plan) which is a detached property. Properties in the immediate vicinity generally have noticeable amounts of separation spacing, with garden and other greenery viewable from the road. There are a variety of types and styles of housing close to and visible from the appeal site.
4. I appreciate that the position and footprint of the proposed garage has been designed to be in line with the irregular shape of the site and located towards its rear boundary. But the presence of the garage would not respect the amount of separation spacing evident between other existing nearby properties, including no.77 and the pocket of dwellings situated along Memorial Place also visible. In the context of nearby dwellings, as well as the existing detached garage belonging to no.73 the change would appear incongruous.
5. The proposed garage would be situated too close to other residential boundaries where there are deliberate visual gaps between dwellings and associated domestic buildings, prominent along School Road. The degree of separation spacing between properties surrounding the appeal site, and indeed that provided by the site, is a noticeable characteristic of the immediate area. The position, size and mass of the garage would be a prominent and

conspicuous change from public viewpoints along the highway. The resultant effect of filling up the gap with the garage would be detrimental to the appearance of the local street scene.

6. Overall, I find that the development would be harmful to the character and appearance of the area. The proposal conflicts with Policies S1, EQ6, and S7 of the High Peak Local Plan as well as the guidance contained within the High Peak Design Guide (2018) which collectively seek that new development respects the appearance of the locality. It would also conflict with the aims and objectives of the National Planning Policy Framework which encourages good design.

Other Matters

7. I acknowledge that the appellant has sought to address the reasons for refusal applied in a previous attempt to secure planning permission with a modified design. Nevertheless, the appeal proposal before me would still harm the character and appearance of the area. There is no strong reason for me to support a different outcome.

Conclusion

8. For the reasons given above the appeal does not succeed.

M Shrigley

INSPECTOR