



Appeal Decision

Site visit made on 25 October 2021

by L Wilson BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1 November 2021

Appeal Ref: APP/V2004/W/21/3279012

15 Cayton Road, Kingston Upon Hull HU8 0HD

- 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 Andy Johnson against the decision of Kingston Upon Hull City Council.
 - The application Ref 21/00459/FULL, dated 26 March 2021, was refused by notice dated 8 June 2021.
 - The development proposed is described as extend front driveways of 13 & 15 Cayton Road, including construction of low-level wall and creation of front of property parking spaces.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. No 15 is a two-storey semi-detached dwelling located in a predominantly residential area. The development proposes to change the use of the existing grass verge and extend the driveways of both 13 and 15 Cayton Road to increase the number of parking spaces.
4. The existing grass verge is a semi-circular shape which is mirrored on the opposite side of the road. The proposal would remove half of the semi-circular verge on this side of Cayton Road. Although the grass verge is limited in size and dissected by footpaths, it is a distinctive design feature of the street which enhances and makes a positive contribution to the area.
5. The driveway would not extend beyond the existing front parking areas of the adjacent properties along Cayton Road. Nonetheless, it would result in a prominent parking area due to its scale, siting, hard landscaping and potential for six cars to be parked in an area which previously contained soft landscaping. The scheme would result in a disjointed design which would unbalance the semi-circular shape on both sides of Cayton Road. Thus, the removal of the grass verge would harm the character of the area because it would erode a distinctive feature which is a key element to the design of Cayton Road.

6. I acknowledge that there have been new parking restrictions implemented in the area by the Council and the proposal would provide additional off-street parking. Both the appellant and local residents have highlighted parking issues within the local area. However, whilst this weighs in favour of the application, it does not outweigh the harm identified.
7. For the reasons given above, the proposed development would cause harm to the character and appearance of the surrounding area. Consequently, it would conflict with Policy 14 of the Hull Local Plan 2016 to 2032 (2017). This seeks, amongst other matters, to promote good design and to ensure new development has regard to the surrounding built form. It would also conflict with chapter 12 of the National Planning Policy Framework (the 'Framework') which promotes good design and requires development to be visually attractive and sympathetic to local character.

Other Matters

8. I acknowledge the local residents support comments and recognise that the Highway Authority did not object to the proposal. A lack of objection from Highways does not mean that the proposal is acceptable in its entirety. Furthermore, as stated above, the benefits of the scheme do not outweigh the harm identified.
9. The appellant highlights that similar applications have been approved by the Council¹. Limited information has been submitted with regards to these cases and they appear to show less distinctive grassed areas. The context of the appeal site differs to those applications and cannot be directly compared to the scheme before me and do not set a precedent. In any event, I have determined the appeal on its individual merits.

Conclusion

10. For the reasons given above, having considered the development plan as a whole, the approach in the Framework, and all other material considerations, the appeal is dismissed.

L M Wilson

INSPECTOR

¹ Including 19/00668/FULL, 20/01459/FULL, 20/01522/FULL and 18/00939/FULL