

Appeal Decision

Site visit made on 2 November 2021

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

an Inspector appointed by the Secretary of State

Decision date: 24 November 2021

Appeal Ref: APP/A3655/D/21/3279155

46 Brewery Road, Horsell, Woking, Surrey GU21 4NA

- 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 Ms Noshaba Khan against the decision of Woking Borough Council.
 - The application, Ref. PLAN/2021/0042, dated 13 January 2021 was refused by notice dated 30 April 2021.
 - The development proposed is a detached garage.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect on the character and appearance of the street scene of Brewery Road.

Reasons

3. The appeal property is a two-storey detached house on the north side of Brewery Road. The proposal is for the erection of a detached double garage to the front of the dwelling but offset to the southeast corner of the front garden where it would be positioned close to the boundaries with No. 44 and the roadside footpath. I have assessed the proposal taking account of the proposed re-siting of the access further to the west that forms part of an existing permission.
 4. The Council's objection is that in this forward position the scale and massing of the proposed garage would have a detrimental effect on the street scene. For the appellant it is argued that the proposed building would sit behind the projected building line from No. 48 and the bend in the road would minimise the visual impact. Furthermore, the design of the roof in conjunction with the substantial boundary hedges would significantly reduce any impact and there are other examples of forwardly positioned garages in the locality.
 5. I have carefully considered these points. However, I saw on my visit that whilst Nos. 48 & 48a on the western flank of the site have a minimal building line to Brewery Road, in contrast No. 46 and the row of dwellings to the east are set back a reasonable distance from their front boundaries. The application site plan shows that the garage would be forward of the nearest front corner of No. 44 and almost entirely frontward of the host dwelling. This siting would be
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noticeably at odds with the frontages of the dwellings to the east, where there is an absence of built form.

6. I acknowledge that the screening effect of the appeal dwelling's boundary hedge and the mature trees at the front of No. 44 would mitigate the visual impact, albeit there is some disagreement between the Council and the appellant as to whether the roof line of the garage would be visible over the top of the hedge.
7. However, the important point is that neither the hedge nor the trees can be relied on as a permanent screen as they could be removed or indeed die at some time in the future. In either of those circumstances the garage would draw the eye as being particularly prominent and visually intrusive, albeit that even under present conditions it could be perceived as incongruous in views through the existing or relocated entrance or possibly over the hedge.
8. For the above reasons I conclude that the proposed garage would have a harmful effect on the character and appearance of the street scene of Brewery Road. This would be in conflict with Policy CS21 of the Woking Core Strategy 2012; the Council's Design SPD 2015, and Section 12: 'Achieving Well-Designed Places' of the National Planning Policy Framework 2021.
9. The appeal is therefore dismissed.

Martin Andrews

INSPECTOR