The Planning Inspectorate

Appeal Decision

Site visit made on 23 November 2021

by Mr C J Tivey BSc (Hons) BPl MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14th January 2022

Appeal Ref: APP/L3815/D/21/3277793
Estoril, Main Road, Fishbourne PO18 8AN

- 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 Annelize Meyer against the decision of Chichester District Council.
- The application Ref FB/21/00785/DOM, dated 11 March 2021, was refused by notice dated 7 May 2021.
- The development proposed is for a new vehicle access and garage.

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is whether the proposed development would preserve or enhance the character or appearance of the Fishbourne Conservation Area.

Reasons

3. The appeal site is located on the southern side of the A259 (Main Road) within a semi-rural area. The architecture and scale of buildings in the locality varies considerably although many are set back from the road.

4. The proposed quadruple garage would be located within the front garden area of the host dwelling, itself a detached two storey house of relatively modest proportions. The proposed building would be of a greater length than the width of the dwelling that it would serve and combined with its height would compete visually with Estoril lacking subservience to it.

5. Whilst there has been some attention to detail of the design, the building would largely be functional in appearance and the use of uPVC windows, fascias, bargeboards and soffits would not be in keeping with the traditional materials generally employed, and indeed encouraged, within the Conservation Area.

6. I understand the reasoning behind the creation of the access, which in any case, is not in dispute, however the proposed garage by virtue of its overall scale and design in such a prominent location would appear incongruent within the street scene and would fail to preserve the character and appearance of the Conservation Area.

7. Therefore notwithstanding the fact that Estoril is not identified as being one of the positive buildings within the Conservation Area Character Appraisal (2018), nonetheless it would give rise to less than substantial harm to a designated heritage asset and no public benefits have been advanced that outweigh this harm.

8. I find the proposal conflicts with Policy 47 of the Chichester Local Plan: Key Policies 2014-2029 which stipulates that the Local Planning Authority will continue to conserve and enhance the historic environment through, amongst other things, new development which recognises, respects and enhances the local distinctiveness and character of the area and heritage assets, including Conservation Areas.

Conclusion

9. Having regard to the above and all other matters raised by the appellant, I conclude that the appeal be dismissed.

C J Tivey

INSPECTOR