

Appeal Decision

Site visit made on 10 February 2022

by M Woodward BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2nd March 2022

Appeal Ref: APP/E2530/D/21/3287195

28 Mill Drove, Bourne, PE10 9BX

- 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 Andrew Coventon against the decision of South Kesteven District Council.
 - The application Ref S21/0618, dated 18 March 2021, was refused by notice dated 26 August 2021.
 - The development proposed is a detached vehicular garage.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site occupies a corner plot, with the front boundary facing Mill Drove, and one side boundary facing Queens Road. The area is characterised by a variety of dwelling types and styles, but they are generally set back from the road. Whilst low-set boundary walls and vegetation front many of the properties along Mill Drove, the street exhibits a spacious suburban character.
4. Despite resulting in the retention of a large proportion of front garden space associated with the host property, the proposed double garage would be large in terms of its overall footprint and height. The divergent style of dwellings in the area is noted, but the presence of the garage would be exacerbated by its proximity to Mill Drove and Queens Road. As a result, it would appear as a prominent building in the street.
5. Whilst I saw a few other examples of large garages along Mill Drove positioned close to the street on my site visit, they are not representative of the prevailing pattern of development in the area. In any event, those garages are detached from the appeal site such that they have no discernible influence on the character of this part of the street, within which large street-side buildings are notably absent. In this case the proposed garage would diminish the spaciousness of the street and appear out of kilter with the prevailing layout and pattern of built form, to the detriment of the character and appearance of the area.

6. I am satisfied that the proposed garage would utilise sympathetic and high quality local materials. It would also provide sheltered secure space for the parking of vehicles associated with the host dwelling. I also appreciate that the front amenity space of many properties in the area is used for the purposes of car parking. Be that as it may, these considerations do not compensate for the harm arising as a result of the prominent and visually discordant appearance of the proposal.
7. For the foregoing reasons the proposal would harm the character and appearance of the area. It would therefore be contrary to Policy DE1 of the South Kesteven District Council Local Plan 2011 – 2036 (2020) and paragraph 130 of the National Planning Policy Framework which seek, amongst other matters, to ensure visually attractive and high quality design which respects local character and distinctiveness.

Conclusion

8. For the reasons given above, the appeal is dismissed.

M Woodward

INSPECTOR