Appeal Decision

Site visit made on 17 February 2022

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th March 2022

Appeal Ref: APP/A2280/D/21/3284737
29 Holly Road, Stroud, Rochester ME2 2JT

- 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 S Titoff against the decision of Medway Council.
- The application Ref MC/21/1580, dated 26 May 2021, was refused by notice dated 22 July 2021.
- The proposed development is the construction of a new outbuilding.

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development having regard to the character of the dwelling and the surrounding area.

Reasons

3. 29 Holly Road is a two-storey, semi-detached house in a predominantly residential neighbourhood. There is a driveway to the side of the property that provides access to outbuildings located to the rear of a number of surrounding dwellings.

4. The outbuilding is of significant size, two-storey in nature and with a footprint that would exceed that of the main house at the front of the site. Given its sheer size and scale, the proposal would compete with the host dwelling and lack any sense of subservience. It would appear out of place on this residential site and within the context of the other more modest outbuildings on adjacent plots.

5. I am aware that the site has limited visibility from the public domain, however it would be clearly evident from the side access and surrounding rear gardens of other properties in the vicinity. The imposing appearance of the outbuilding would result in a dominant and obtrusive addition to the detriment of the character of the dwelling and the neighbourhood.

6. I acknowledge those other matters that have been advanced in support of the development, including the use of facing brickwork to match the house and that the scheme has been amended following pre-application advice issued by the Council. However, these matters do not outweigh the harm I have identified above.

7. I conclude that the scheme would be detrimental to the character and appearance of the dwelling and the surrounding area. It would be contrary to Policy BNE1 of the Medway Local Plan May 2003, which seeks to secure new development of acceptable scale and appearance. It would also be inconsistent with the advice in the National Planning Policy Framework, which states that good design is a key aspect of sustainable development.

Conclusion

8. Based on my reasoning above and taking into account all matters advanced, the appeal fails.

C Hall

INSPECTOR