



Appeal Decision

Site visit made on 17 March 2022

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21ST April 2022

Appeal Ref: APP/W1715/D/22/3290565

17 Lake Road, Chandler's Ford SO53 1EZ

- 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 & Mrs A Haycocks against the decision of Eastleigh Borough Council.
 - The application Ref H/21/91377, dated 23 August 2021, was refused by notice dated 9 November 2021.
 - The proposed development is for a grass roofed car port.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site comprises a two-storey, detached house with off-street parking on the driveway to the front. The local neighbourhood is mainly residential in nature with an area of parkland on the opposite side of Lake Road.
 4. The appeal dwelling is set in a row of other houses that display a degree of uniformity in terms of the front building line of properties and their relationship to the road. The driveways and front elevations to each building are broadly visible from the public domain, which adds to the spacious context in which the appeal property is viewed.
 5. The proposed car port would be sited forward of the host property and would be clearly evident from the public domain. The scheme would erode the spacious character of the locale due to its size and siting forward of the established building line on Lake Road. The impact would be harmful to the relationship between residences and adjoining spaces, and thus the character and appearance of the area in what is a prominent location.
 6. I note the appellant's intention to partially sink the car port into the ground. However, the effect of this would be offset as the element would remain visible when approached from the north, due to the rise in the road in this direction. I am also aware that the development could be screened with hedging, however any such planting would need to be of a height, extent and density that of itself would look unusual or out of place within the context of this pleasant residential street.
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7. I appreciate that there are other instances of detached garages in the front gardens of dwellings in the local area, and that 8 Lake Road has a projecting single storey garage feature. However, development at other houses would be neutral considerations in any balance against planning harm, and I am mindful that each case must be assessed on its own merits.
8. I acknowledge those other matters that have been advanced in support of the development, including the use of a green roof and complementary materials, and that there have been no objections from local residents. However, these matters do not outweigh the harm I have identified above.
9. I conclude that the scheme would result in harm to the character and appearance of the dwelling and the surrounding area. It would be contrary to Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), which seeks to secure new development of acceptable scale and appearance.

Conclusion

10. Having regard to all matters raised and based on my reasoning above, the appeal is dismissed.

C Hall

INSPECTOR