



Appeal Decision

Site visit made on 22 May 2022

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 01 June 2022

Appeal Ref: APP/K3415/D/22/3296619

The Bungalow, Park Lane, Huddlesford, Lichfield WS13 8QD

- 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 A Cooper against the decision of Lichfield District Council.
 - The application Ref 21/01406/FUL, dated 31 July 2021, was refused by notice dated 9 March 2022.
 - The development proposed is erection of 1 no detached double garage with associated access.
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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 area.

Reasons

3. The appeal site is a small plot of land currently free from built development located opposite a newly built residential detached dormer bungalow with double garage. A narrow country lane separates the 2 pieces of land.
4. The area has a rural character due to surrounding fields with properties interspersed along the lane. Some of the properties have garages or outbuildings on the opposite side of the road. However, they are not of the scale and massing of the proposed development, particularly when considered in the context of the scale and massing of the dormer bungalow.
5. At some 12 metres long and 5 metres wide the scale and massing of the garage would create a cumbersome development close to the road which would be incompatible with the wider rural, largely undeveloped setting. The proposed garage may be smaller than the building that previously occupied the site but the site and its immediate surroundings has notably changed following the erection of the dwelling and double garage opposite the site.
6. The appellant has identified that the garage is required for additional storage which is not available in the garage that has been built adjacent to the dwelling. However, this and any need for additional car parking does not outweigh the harm that there would be to the character and appearance of the area.

7. The scheme would harm the character and appearance of the area and therefore would conflict with Policies CP3 and BE1 of the Lichfield Local Plan Strategy which amongst other things requires new development to protect and enhance character and distinctiveness of the surrounding area and be of a size and scale that is appropriate to the locality. It would also conflict with the part of Policy D1 of the Whittington and Fisherwick Neighbourhood Plan which supports development where it takes into account the setting and character of the area.
8. For the reasons identified, I conclude that the appeal is dismissed.

K Ford

INSPECTOR