

Appeal Decision

Site visit made on 1 June 2022

by Les Greenwood MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28TH June 2022

Appeal Ref: APP/X0415/D/22/3296271

10 Weathercock Gardens, Holmer Green HP15 6TA

- 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 John Cronk against the decision of Buckinghamshire Council.
 - The application Ref PL/22/0081/FA, dated 10 January 2022, was refused by notice dated 4 March 2022.
 - The development proposed is a detached 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 Weathercock Gardens.

Reasons

3. Weathercock Gardens is a residential cul-de-sac which turns through 90 degrees halfway down, with the frontage of No 10 on the outside of the bend and forming a focal point in views along the street. The proposal is to build a flat roofed double garage in a tapering section of the front garden, next to the street and behind an existing evergreen hedge.
4. The garage would replace a set of timber gates, a couple of small sheds and external storage. I have not seen any planning history showing that the sheds or the gates have been approved. The Council's Residential Extensions and Householder Development Supplementary Planning Document (SPD) advises that care needs to be taken in the siting of garages, particularly in areas characterised by open frontages.
5. The garage would be of a simple, functional design which would be more appropriate in a less visible location. There are some other flat roofed garages nearby, but these are generally set well back from the street. The frontages here are generally open in character and I saw no similarly sited garages on Weathercock Gardens or in the immediate vicinity.
6. The hedge as existing could potentially screen much of the garage to help minimise its visual impact. The garage would, however, intrude to some extent

onto the hedge and its rooting area so that the hedge could be threatened by the proposed work. In any case, although the hedge's retention could possibly be secured in the short term by a planning condition, it could potentially become diseased, die or be removed in the longer term. The existence of landscape features like this is not normally sufficient reason to justify poorly sited or designed development. Without the hedge to hide it, the garage would be a low quality feature for such a prominent location.

7. I conclude that the proposed garage would unacceptably harm the character and appearance of Weathercock Gardens. It therefore conflicts with the aims of Policies GC1, H13 (ii) and H20 of the Chiltern District Local Plan (as altered and consolidated), Policy CS20 of the Core Strategy for Chiltern District and the SPD, to ensure that new development including garages is of a high standard of design that would not adversely affect the street scene.
8. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should not succeed.

Les Greenwood

INSPECTOR