The Planning Inspectorate

Appeal Decision

Site visit made on 13 June 2022

by Nichola Robinson BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30th June 2022

Appeal Ref: APP/H0520/D/22/3298454
5 Aragon Place, Kimbolton, Huntingdonshire PE28 0JD

- 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 Mark Harrington against the decision of Huntingdonshire District Council.
- The application Ref 21/02730/HHFUL, dated 3 December 2021, was refused by notice dated 17 March 2022.
- The development proposed is a double garage to the front of the house.

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 property comprises a modern detached two storey dwelling situated in a street scene of detached and semi-detached properties, many of which have garages. Aragon Place is a cul-de-sac which is set in a non-uniform arrangement, at an angle to the highway, albeit that their front elevations are generally open and relate actively to the street. No other dwellings within the street have outbuildings or garages within the front garden. Property boundaries are either open or delineated by shrub planting, which contributes to a sense of space and openness in the surrounding area.

4. The proposed double garage would be positioned to the front of the appeal property. The scale and design of the garage would be in keeping with existing garages in the surrounding area. However, the position of the garage to the front of the host dwelling would sit uncomfortably in relation to the appeal property and would dominate the front elevation, resulting in an unduly prominent form of development. For this reason, the proposal differs from other garages within the street referred to by the appellant. These garages are not sited wholly to the front of the host dwelling and consequently do not dominate the host property or sit uncomfortably within the street scene.

5. The garage would align with the neighbouring property 3 Aragon Place and built of materials to match the host dwelling. Nonetheless, it would detract from the uninterrupted open plan character of the street and would form an incongruous addition within the staggered building line of the street. This would

result in an uncharacteristic pattern of development which would harm the open character and appearance of the area.

6. For these reasons I conclude the proposed development would cause harm to the character and appearance of the area. The proposal is therefore contrary to those aims of policies LP11 and LP12 of the Huntingdonshire Local Plan 2019 and the Design Guide Supplementary Planning Document 2017 which seek to ensure that proposals are well designed and respond positively to their context.

Conclusion

7. I find that the proposal conflicts with the development plan. No material considerations have been shown to have sufficient weight to warrant a decision otherwise than in accordance with it. Therefore, for the reasons given above, I conclude that the appeal should be dismissed.

Nichola Robinson

INSPECTOR