

Appeal Decision

Site visit made on 20 June 2022

by Mr C J Tivey BSc (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7TH July 2022

Appeal Ref: APP/C1625/W/21/3287704

19 Churchill Road, Nailsworth, Gloucestershire GL6 0DJ

- 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 D Watson against the decision of Stroud District Council.
 - The application Ref S.21/1568/HHOLD, dated 17 June 2021, was refused by notice dated 7 September 2021.
 - The development proposed is for the erection of a garage and associated works.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a garage and associated works at 19 Churchill Road, Nailsworth, Gloucestershire GL6 0DJ, in accordance with the terms of the application Ref. S.21/1568/HHOLD, dated 17 June 2021, subject to the conditions set out below:
 1. The development hereby permitted shall begin not later than three years from the date of this decision.
 2. The development hereby permitted shall be carried out in complete accordance with the approved plans: DWG001, 002 and 003.

Procedural Matter

2. At the time of my site visit a retaining wall and parking area had been constructed some way into the rear garden of the host property. This operational development appears to have been carried out broadly in accordance with the plans that are before me with the associated ground levelling to facilitate the erection of the garage building. I have determined the appeal on this basis.

Main Issue

3. The main issue is the effect of the appeal proposal upon the character and appearance of the area.

Reasons

4. The appeal site is accessed via a private road which serves the rear of a number of residential properties, including houses that front Churchill Road. The land slopes down from Churchill Road in an easterly direction.
5. There are a number of domestic outbuildings and garages within the immediate locality and which are largely functional in their appearance with a range of finishing materials, many of which are pre-fabricated.
6. The appeal site is obscured from public view and due to both the topography of the land and the intervening distances between surrounding houses and the proposed garage site, I consider that the visual impacts of the proposal upon the overall character and appearance of the area would be slight. I also note that the Council acknowledges that the plot is large enough to accommodate the outbuilding without resulting in a cramped or overdeveloped site to which I agree.
7. I acknowledge that the proposed garage would be higher than the others served from the access track, although by virtue of its visual concealment I consider that it would not be detrimental to the site's wider setting. Concerns regarding precedent are noted, however ultimately each case must be assessed on its own merits.
8. Therefore, I consider that the outbuilding would not have a detrimental impact on the character and appearance of the surrounding area and would comply with Policies HC8 and CP14(5)(9) of the adopted Stroud District Local Plan 2015 which permit the erection of outbuildings incidental to the enjoyment of a dwelling providing that a number of criteria are met which include: that the plot size of the existing property is large enough to accommodate the outbuilding without resulting in a cramped or overdeveloped site; and that the height, scale, form and design of the outbuilding is in keeping with the scale and character of the original dwelling and the site's wider setting.

Conclusion and Conditions

9. For the reasons set out above and having regard to all other matters raised, I conclude that the appeal should succeed.
10. Other than the standard time limit condition, the Council recommends that a condition is imposed that requires the development to be carried out in accordance with the approved plans; I consider that in the interests of the character and appearance of the area that this condition is necessary.

C J Tivey

INSPECTOR