



Appeal Decision

Site visit made on 12 September 2022

by J E Jolly BA (Hons) MA MSc MCIH MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28 September 2022

Appeal Ref: APP/U1430/W/21/3286269

Land South of Station Road, Northiam TN31 6EQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr Calvin Coxside (Persimmon Homes South East) against Rother District Council.
 - The application Ref RR/2019/2677/P, is dated 14 November 2019.
 - The development proposed is for the demolition of the existing marketing-suite and erection of 2 x detached dwellings, car parking spaces, refuse and cycle-stores.
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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 the area.

Reasons

3. The appeal site is a parcel of land that is located adjacent to the A28 highway. The immediate built-form along Station Road is arranged in a linear pattern and is predominantly typified by single-storey detached dwellings. The dwellings are set on generous individual plots with landscaped gardens to the front and rear which helps to create a sense of spaciousness in the surrounding areas.
4. The proposal is to construct two single-storey dwellings in traditional type materials with parking, cycle and refuse storage.
5. The development would be adjacent to established residential development. Therefore, the principle of development is accepted. However, while I note that the proposal would be linear and built in materials similar to those found in the wider area, the fact remains that the proposal is for two bulky dwellings on a relatively modest plot. As such, in comparison to the neighbouring development along Station Road, the proposal would extend across most of the plot and therefore be cramped on the space available. This arrangement would erode the sense of spaciousness that characterises the wider area.

6. Consequently, in my view, notwithstanding any new landscaping or the inclusion of a landscape barrier or not, the scale and width of the development in this specific location on Station Road would harm the character and appearance of the area.

Other Matters

7. The Council cannot demonstrate a five-year housing land supply, as such Paragraph 11 (d) of the Framework is engaged. However, while I acknowledge that the proposal would result in some limited economic, social and environmental benefits, including the provision of two new dwellings, I find the adverse impacts of the proposal significantly and demonstrably outweigh the benefits.

Conclusions

8. For the reasons given above, I conclude that the appeal should be dismissed.

J E JOLLY

INSPECTOR