

Appeal Decision

Site visit made on 16 September 2022

by G Powys Jones MSc FRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 11 October 2022.

Appeal Ref: APP/D1265/D/22/3302979

24 Grugs Lane, Cranborne, Wimborne, Dorset, BH21 5PX

- 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 Dr Andrew Wilson against the decision of Dorset Council.
 - The application Ref P/HOU/2022/00451, dated 23 January 2022, was refused by notice dated 29 April 2022.
 - The development proposed is a garden shed with single skin brick wall and tile roof.
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Decision

1. The appeal is allowed and planning permission is granted for a garden shed with single skin brick wall and tile roof at 24 Grugs Lane, Cranborne, Wimborne, Dorset, BH21 5PX in accordance with the terms of the application Ref P/HOU/2022/00451, dated 23 January 2022, subject to the conditions set out in the attached Schedule.

Main issue

2. The main issue is whether the proposal would serve to preserve or enhance the character or appearance of the Cranborne Conservation Area (CA) within which the appeal site is situated.

Reasons

3. The appellant's garden shed would be of a neo-gothic design, said to reflect the age of the Victorian dwelling house, and features in the local church. It would be sited at the bottom of the host property's garden.
4. The Council considers the proposal's design to be inappropriate, being over-elaborate, in its view, and failing to reflect a garden shed's purpose. Moreover, the building is considered too bulky, detracting from the rural character of the rear gardens of the properties along Grugs Lane, a quality highlighted in the Council's CA Appraisal.
5. The shed's design would be unusual for its location but that, to my mind, is insufficient reason to withhold consent. I find the design to be imaginative, reflective of the Victorian period, and preferable to an outbuilding of a more utilitarian design.
6. The precise spot chosen is such that the building would be largely sheltered from view, being well screened from the west by a high and a spreading mature yew, and from the south by the bulk of a relatively modern dwelling sited close to the appeal property's rear boundary. A deciduous tree stands close to the east, in next door's garden. This too would provide some

screening. From outside the site, from the public realm, the shed would barely be discernible, and only then in the narrow gap between Nos 26 & 28 Grugs Lane. Its upper part could be seen from here at a distance, should anyone passing choose to stop, but it would not otherwise catch the eye.

7. The overall spaciousness of the rear gardens in this part of the village taken in combination with the degree of screening available has convinced me that the proposal's impact on the CA as a whole would not prove harmful.
8. I therefore conclude that, at worst, the proposal would have a neutral effect on the CA, in which case its character and appearance would be preserved. Accordingly, I find no conflict with those provisions of Policy HE1 of the Christchurch and East Dorset Local Plan – Core Strategy directed to conserving the historic environment within the Council's area.

Conditions

9. The Council's suggested condition regarding materials shall be imposed in the interests of visual amenity.
10. It is necessary in the interests of certainty that the development should be carried out in accordance with the approved plans.
11. Having regard to the comments submitted on behalf of the Cranborne Chase Area of Outstanding Natural Beauty (AONB), the condition as to lighting suggested by the Council shall be imposed in the interests of protecting the locality's dark skies.
12. Taking account of the likely future use of the shed, the Council's proposed condition as to contamination is considered unnecessary.

Other matters

13. All other matters referred to in the representations have been considered, including the Parish Council's concerns. I have already dealt with the design concerns expressed, and the way the Council notify neighbouring residents is a matter for its discretion, having regard to the relevant regulations.
14. I have also taken account of the Council's references to the National Planning Policy Framework.
15. I am satisfied that the proposal has no material impact on the natural beauty of the AONB.
16. No other matter raised is of such strength or significance as to outweigh the considerations that led me to my conclusions.

G Powys Jones

INSPECTOR

Schedule of Conditions

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 accordance with the following approved, but unreferenced plans: location plan; site plan; elevations and layout plan.
3. The external materials to be used for the walls and roof shall be similar in colour and texture to the existing dwelling.
4. No external lighting should be attached to the building hereby permitted unless previously approved in writing by the Local Planning Authority.