
Appeal Decision

Site visit made on 25 October 2022

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7th November 2022

Appeal Ref: APP/U1430/D/22/3303984

The Lindens, Udimore Road, Udimore TN31 6AY

- 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 Steven Jones against the decision of Rother District Council.
 - The application Ref RR/2022/3/P, dated 2 December 2021, was refused by notice dated 10 May 2022.
 - The proposed development is for the erection of a single storey timber frame double garage to the front of the existing property.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issue is the effect of the development on the character of the dwelling and the surrounding area, including the High Weald Area of Outstanding Natural Beauty (AONB).

Reasons

3. The appeal site comprises a detached bungalow, with a driveway and off-street parking to the front. It is located in a short row of other dwellings with no prevailing architectural style. The wider area consists of open countryside.
 4. The proposed double garage would be sited forward of the bungalow and would be clearly evident from the public domain. To my mind, the scheme would erode the spacious character of the locale and the wider AONB, primarily due to its excessive height and proximity to the road, and would have a dominant effect over the host dwelling that lies on marginally lower ground.
 5. I note the appellant's intention to partially sink the garage into the land. However, the effect of this would be offset as, due to its substantial height and proximity to the road, the element would remain visible particularly when approached from the east along Udimore Road. I am also aware that the development could be screened with hedging, still any such planting would need to be of a height, extent and density that of itself would look unusual or out of place along a domestic frontage within a pleasant rural locale.
 6. I appreciate that there are other instances of detached garages in the vicinity, nevertheless those identified by the appellant do not lie immediately in front of the main house. In any event, development at other sites would be neutral considerations in any balance against planning harm, and I am mindful that each case must be assessed on its own merits.
-

7. I conclude that the scheme causes harm to the character and appearance of the dwelling and the surrounding area, including the AONB. It conflicts with Policy DHG9 of the Rother District Council Development and Site Allocations Local Plan (2019) and Policies OSS4 and EN3 of the Rother Local Plan Core Strategy (2014), which seek to secure new development of acceptable scale and appearance that conserves the character of the landscape.

Conclusion

8. Based on the preceding and all arguments raised, the appeal is dismissed.

C Hall

INSPECTOR