



Appeal Decision

Site visit made on 17 November 2022

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12th December 2022

Appeal Ref: APP/A2280/D/22/3300006

40 Hollywood Lane, Wainscott, Rochester ME3 8AL

- 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 Steve Lucas against the decision of Medway Council.
 - The application Ref MC/22/0310, dated 7 February 2022, was refused by notice dated 5 April 2022.
 - The proposed development is for a new detached triple garage with office space above, and new garden wall to Hollywood Lane with gates.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character of the surrounding area.

Reasons

3. The appeal site relates to a detached two-storey house located on Hollywood Lane, in an neighbourhood that is predominantly residential in nature. The appeal residence in particular is set relatively far back into its plot, with a large front garden area.
 4. The proposed triple garage and attic accommodation would be sited forward of the host property and, despite the retention of existing trees and the erection of the front boundary wall, would be clearly evident from the public domain primarily due to its excessive mass, bulk, height and proximity to the road. To my mind, the scheme would erode the spacious character of the locale and would have a dominant effect over the front garden of the appeal site.
 5. I recognise that the proposed use of the building would be incidental to the enjoyment of the host dwelling and fenestration details and matching materials would complement the main house. I also appreciate the appellant's wish to securely store building equipment and vehicles. However, these matters do not outweigh the harm I have identified above or justify the sheer scale of the proposal.
 6. I am also aware that the development would retain some existing trees and that it could moreover be screened with hedging. This notwithstanding, 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 this suburban setting.
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7. I observed on my site visit that, amongst other things, there is a double garage to the fore of 26 Hollywood Lane. Nevertheless, this element is significantly smaller than the triple garage and office proposed by this appeal. In any event, outbuildings within the curtilages of other houses would be neutral considerations in any balance against planning harm, and I am mindful that each case must be assessed on its own merits.
8. I conclude that the scheme would result in harm to the character and appearance of the surrounding area. It would fail to accord with Policies BNE1 and BNE43 of the Medway Local Plan May 2003, which seek to secure new development of acceptable scale and appearance. It would also be inconsistent with the National Planning Policy Framework, which states that good design is a key aspect of sustainable development.

Conclusion

9. Due to my reasoning and all matters raised, the appeal is dismissed.

C Hall

INSPECTOR