

Appeal Decision

Site visit made on 25 November 2022

by Martin Andrews MA(Planning) BSc(Econ) Dip TP & DipTP(Dist) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19th December 2022

Appeal Ref: APP/Y9507/D/22/3306050
16 Old School House, Petworth GU28 9BF

- 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 David Barnett against the decision of the South Down National Park Authority.
 - The application, Ref. SDNP/22/1045/HOUS, dated 25 February 2022 was refused by notice dated 1 August 2022.
 - The development proposed is a side extension to provide a single garage.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed garage on the character and appearance of the street scene of Old School Close.

Reasons

3. I saw on my visit that Old School Close is an estate development with a house design and external materials of a good standard that combine to provide a pleasingly coherent design. No. 16 sits comfortably within this vernacular with the hipped roof of the single-storey side element sitting comfortably alongside the main part of the dwelling and together forming a harmonious development.
 4. However, the proposed garage roof would create an awkward relationship with the roof of the single-storey part of the house and this would be clearly seen in both the front and flank elevations which are part of the street scene. The discordant effect would be accentuated by the projection of the garage in front of the dwelling's single storey element.
 5. This would increase the prominence of an essentially utilitarian building which, as the Council points out, is required by supporting paragraph 7.94 of the SDNP Local Plan 2014-33 adopted in 2019 ('the Local Plan') to be sensitively sited and not to detract from the character and appearance of the main dwelling.
 6. I acknowledge the fully hipped roof of the garage reflects other garages in Old School Close, but in this position the addition would appear as an unsympathetic 'bolt-on' to the host dwelling rather than integrating with the original design. Furthermore, with the longer views along the road towards the
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lower and main part of the Old School Close development, the garage would be particularly prominent and draw the eye.

7. I consider that in these views the garage would be perceived negatively as a development that, because it does not integrate with the host dwelling, would also harm the street scene. As such it would also be harmful to the setting of the adjoining Petworth Conservation Area.
8. I have carefully considered the grounds of appeal, which fully and fairly set out the case for the appellant. However, it will be clear from the reasons set out above that as a matter of planning judgement I support the Council's view that the proposal would have an unacceptably harmful effect on both the host dwelling and the street scene of Old School Close.
9. This would be in harmful conflict with Local Plan Policies, in particular Policy SD31, and with Government policy in Section 12: 'Achieving Well-Designed Places' of the National Planning Policy Framework 2021.
10. The appeal therefore fails.

Martin Andrews

INSPECTOR