



Appeal Decision

Site visit made on 28 March 2023

by Paul Cooper MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12th April 2023

Appeal Ref: APP/M2325/D/22/3308884
307 Church Road, Lytham St Annes FY8 3NP

- 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 Mrs Julie Da Silva against the decision of Fylde Borough Council.
 - The application Ref 22/0438, dated 6 July 2022, was refused by notice dated 26 July 2022
 - The development proposed is dropped kerb, kerb crossing and off road parking hardstanding.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this appeal is the effect of the development on the character and appearance of the locality.

Reasons

3. The appeal property is terraced in nature, and is located in a predominately residential area, adjacent a busy classified road. Residents in the immediate locality have to utilise on-street parking, and generally park partly on the footpath, and partly on the classified road.
4. The appeal proposals would see the installation of a dropped kerb, removal of a section of low boundary wall, and the creation of a off-street parking area within the grassed front amenity area.
5. The existing grassed area to the front of the terraced properties, with occasional intersperses of vegetation, and the low boundary walls that front the footpath and the highway, provide an attractive setting to the dwellings that front onto it and contribute significantly to the character and appearance of the area.
6. I consider that in relation to the proposed vehicular parking area, the surfacing material would be likely to be visually dominant and intrusive and would appear noticeably different to the remainder of the grassed areas. As such, the proposal would have a detrimental visual impact on setting of the host dwelling and on the character and appearance of the street scene.

7. The appellant has provided details of the personal circumstances of one of the occupiers of the appeal property who has mobility difficulties. I acknowledge that the appeal proposal would make parking easier and more convenient, and this is a matter which I attach moderate weight. However, this consideration does not outweigh the harm I have identified to the character and appearance of the host dwelling and the street scene.
8. In conclusion, the proposal would have a harmful effect on the character and appearance of the host dwelling and the street scene. Accordingly, it would be contrary to Policy GD7 of the Fylde Local Plan and Policy DH1 of the St Annes on the Sea Neighbourhood Plan, which collectively, amongst other matters, expect development to ensure that the scale, design and materials relate well to the surrounding context.
9. I also find conflict with the design aspirations of the National Planning Policy Framework as set out in Paragraphs 130 and 134 of that document.

Conclusion

10. The proposal conflicts with the development plan and there are no other considerations that outweigh this conflict. For the reasons outlined above, I conclude that the appeal should be dismissed.

Paul Cooper

INSPECTOR