

Appeal Decision

Site visit made on 25 April 2023

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 May 2023

Appeal Ref: APP/L2630/D/22/3308055

4 The Bowers, The Street, Wramplingham, Norfolk, NR18 0RU

- 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 Malcolm Latarche against the decision of South Norfolk Council.
 - The application Ref 2022/0734, dated 9 April 2022, was refused by notice dated 29 July 2022.
 - The development proposed is erection of detached wooden garage to side of house but wholly in front of building line. Garage would be sited on area currently gravelled for car parking use.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is a semi-detached two storey dwelling in the open countryside. It forms one of four similar dwellings and like these, has a distinctive hipped roof which extends down low to the side.
 4. The appeal property, like its neighbours, is set well-back from the road behind a long front garden and is accessed via a long, narrow shared driveway. There are no buildings in front of the dwellings and together, the long front gardens to the four houses combine to provide for a distinctive, spacious and green setting.
 5. Whilst there is some planting within the gardens, there are plentiful open views across the gardens and through to the dwellings.
 6. The appeal property is located within the Wramplingham Conservation Area, distinguished by the presence of characterful period dwellings set within significant garden surroundings with open countryside beyond. This provides for a strong sense of history within a notably green and spacious environment.
 7. Taking this into account, the gardens to the front of the appeal property and its neighbours make a significant positive contribution to the character of the Conservation Area.
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8. The proposed development would introduce a building to an area wholly in front of the appeal property's front elevation, within the garden frontage where no buildings currently exist. This would severely disrupt the distinctive green, open and spacious qualities of this garden setting.
9. Whilst the size, materials and form of the proposed building are such that it would appear ancillary to the host dwelling, it would still draw the eye as an incongruous built feature within an area notable for its absence of buildings. As such, it would detract from the green, open and spacious qualities of the setting of the appeal property and its neighbours, to the detriment of the significance of the Wramplingham Conservation Area.
10. Having regard to paragraph 202 of the National Planning Policy Framework (the Framework) and to Planning Practice Guidance, I consider that the harm to the character and appearance of Wramplingham Conservation Area would be less than substantial. This needs to be balanced against any public benefits the development may bring.
11. In this respect, whilst I recognise that the proposal would provide a useful garage and store to the benefit of the occupiers of the appeal property, there is no evidence to demonstrate that there are any benefits that would amount to such public benefits that they would outweigh the harm identified.
12. Taking the above into account, I find that the proposed development would fail to conserve the character and appearance of the Wramplingham Conservation Area, contrary to the NPPF; to Joint Core Strategy for Broadland, Norwich and South Norfolk (2011, amended 2014) Policy 1; and to South Norfolk Local Plan Development Management Policies Document (2015) Policies DM1.4, DM3.8 and DM4.10, which together amongst other things, seek to protect local character.

Other Matters

13. In support of the development, the appellants draw attention to other developments elsewhere. However, none of those developments are the same as the development before me, such that they provide for direct comparison. Notwithstanding this, I have found that, in any case, the development the subject of this appeal would fail to conserve the Wramplingham Conservation Area, hence the decision below.

Conclusion

14. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR