
Appeal Decision

Site visit made on 28 July 2023

by David Reed BSc DipTP DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 August 2023

Appeal Ref: APP/V3120/D/22/3309710

1 Blowing Stone Cottages, Kingston Lisle, Wantage OX12 9QA

- 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 Richardson & Miss Deanie Drinkwater against the decision of Vale of White Horse District Council.
 - The application Ref P22/V0855/FUL, dated 3 May 2022, was refused by notice dated 5 September 2022.
 - The development proposed is a detached garage with store room above.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the site and its surroundings.

Reasons

3. The proposal is for a detached garage building to be associated with No 1, a semi-detached property with garden behind on the east side of Blowingstone Hill. The garage would be sited within a long rectangular wooded area which extends to one side as far as the B4507, accessed via an existing driveway from that road which runs through the woodland up towards the side of No 1 ending in a small parking area.
4. The three-bay garage would be about 9.3 m wide by 6.0 m deep, with a duo-pitched roof about 5.6 m to the ridge. An external staircase would lead into a storage area within the roofspace with a centrally placed dormer window on one side. The garage would be sited in a clearing on one side of the driveway within the woodland some way short of the parking area.
5. There is no objection to a detached garage in principle, indeed No 2, the other semi-detached property, has a recently constructed two-bay garage to one side. The proposed materials, timber weatherboarding and tiled roof, would be sympathetic. However, in this case the substantial three-bay garage with storage above would be located well away (over 30 m) from the main house, where it would appear visually detached from its host property and oddly located in the middle of the wooded area rather than being closely associated with the primary building. The slightly lower ground level and ridge height do not mitigate this point. No explanation is provided why this site has been chosen particularly as the delegated report notes that there was previously an

outbuilding at the end of the driveway adjacent to the domestic garden of No 1 where it would have appeared part of the cluster of residential buildings.

6. Core Policy 37 of the Vale of White Horse Local Plan Part 1 2016 requires new development to respond positively to the site and its surroundings and to reinforce local identity. The Council's Joint Design Guide 2022 provides specific guidance as to the design of garages and outbuildings, essentially that they should be well related but subservient to the host dwelling.

Conclusion

7. In this case the combination of the scale of the proposed garage, its location in the middle of the wooded area and the degree of separation from the main dwelling would significantly harm the character and appearance of the site and its surroundings contrary to Core Policy 37 and the principles of the Joint Design Guide. The importance of a sensitive scheme in this location is increased due to its location within the North Wessex Downs Area of Outstanding Natural Beauty where great weight should be given to conserving and enhancing landscape and scenic beauty. The benefits of providing a triple garage with storage for the appellant do not outweigh these considerations.
8. Having regard to the above the appeal should be dismissed.

David Reed

INSPECTOR