
Appeal Decision

Site visit made on 27 July 2023

by Rebecca McAndrew, BA Hons, MSc, PG Dip Urban Design, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 August 2023

Appeal Ref: APP/P0119/D/23/3316513

41 Gays Road, Hanham, South Gloucestershire BS15 3JR

- 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 Welch against the decision of South Gloucestershire Council.
 - The application Ref P22/05704/HH, dated 27 September 2022, was refused by notice dated 21 November 2022.
 - The development proposed is to demolish an existing garage and re-build a larger re-sited garage.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issues are the effect on the character and appearance of the site and area.

Reasons

3. The appellant's home is a modest semi-detached dwelling with a long rear garden. It is proposed to demolish an existing garage building within this garden and to construct a much larger structure to serve as a garage, which would include a workshop.
4. Although the proposed garage would be a simple form, it would be unduly high, overly deep and would span the width of the appellant's garden. Whilst the footprint of the building would be proportionate to the size of the garden, it would be significantly larger than the appellant's home. As such, the garage would not appear subservient, or be incidental, to the main dwelling.
5. The overall bulk and mass of the structure would be at odds with the appellant's home, neighbouring properties and other outbuildings in the vicinity. Whilst the garage would not be visible within the streetscene, it would appear overly prominent when viewed from other rear gardens in the locality. Taking all of the above into account, the garage would be an incongruous structure which would unduly harm the character and appearance of the appeal site and the area.
6. The proposal is therefore contrary to Policies PSP1 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (2017), Policy CS1 of the South Gloucestershire Local Plan: Core Strategy 2006-2027 (2013) the

South Gloucestershire Residential Annexes and Outbuildings SPD (2021) and the National Planning Policy Framework which, taken together, seek to secure high quality development which respects the context of the site and area.

Other matters

7. I recognise that the appellant would like the building in association with his vintage car hobby. I also note that no neighbours have raised concerns regarding the proposal. However, neither of these matters outweigh my conclusions on the main issue.

Conclusion

8. The appeal is dismissed.

Rebecca McAndrew

INSPECTOR