
Appeal Decision

Site visit made on 20 July 2023

by J L Cheesley BA(Hons) DIPTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 August 2023

Appeal Ref: APP/W1525/D/23/3322882

74 Park Lane, Ramsden Heath, Chelmsford, Essex CM11 1NH

- 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 Chris Taylor against the decision of Chelmsford City Council.
 - The application Ref 23/00226/FUL was refused by notice dated 21 April 2023.
 - The development proposed is a garage.
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Decision

1. The appeal is dismissed.

Main Issues

2. I consider the main issues to be the effect of the proposal on the character and appearance of the surrounding area.

Reasons

3. The appeal site lies within a primarily residential area comprising predominately of dwellings of different designs. A distinct characteristic is that dwellings are set back into their plots by around 20 metres, with front boundaries comprising low walls and hedges. This open frontage appearance makes a positive contribution to the character and appearance of the area.
4. The proposed detached garage would measure some 6 metres by 6 metres with a maximum height of some 4.36 metres. It would be situated some 11 metres in front of the house towards one side of the frontage.
5. Whilst the appeal site is wide and could accommodate the proposed garage, from my observations, due to its scale and position in this open frontage setting, the proposal would appear as a dominant and incongruous addition of built form within the streetscene. The landscaping proposals do not alleviate my concern. The purpose of landscaping should not be to hide otherwise unacceptable development.
6. For the reasons stated above and having taken into consideration all matters raised, I conclude that the proposal would have an adverse effect on the character and appearance of the surrounding area. Thus, the proposal would be contrary to Policy DM23 in the Chelmsford Local Plan (2020) where it seeks

to ensure that development respects the character and appearance of the area in which it is located. I consider this policy to be broadly in accordance with the National Planning Policy Framework, particularly where the Framework seeks to ensure good design that is sympathetic to local character.

J L Cheesley

INSPECTOR