
Appeal Decision

Site visit made on 19 July 2023

by Penelope Metcalfe BA(Hons) MSc DipUP DipDBE MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 10.08.2023

Appeal Ref: APP/J2210/D/23/3318797

4 Gillon Mews, Canterbury, Kent, CT1 1LZ

- 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 Teodor Citulescu against the decision of Canterbury City Council.
 - The application Ref CA/22/02255, dated 21 October 2022, was refused by notice dated 9 February 2023.
 - The development proposed is retrospective planning consent for a timber clad summerhouse.
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Decision

1. The appeal is allowed and planning permission is granted for erection of a timber clad summerhouse at 4 Gillon Mews, Canterbury, Kent, CT1 1LZ, in accordance with the terms of the application Ref CA/22/02255, dated 21 October 2022, and the plans submitted with it.

Main issue

2. I consider that the main issue in this case is its effect on the character and appearance of the area.

Reasons

3. The summerhouse has already been constructed and comprises a single storey timber clad building.
4. 4 Gillon Mews is a first floor apartment in a two storey block of two apartments. It is on a corner plot and each unit has access to a separate area of garden and to a shared entry courtyard. The surrounding area is an established residential area characterised by modest two storey semi detached and terraced houses surrounded by grassy partly open plan areas served by pedestrian paths. Some properties have small private gardens enclosed by high brick walls. The overall character of the area is one of partly open and partly enclosed spaces with groups of trees and shrubs providing soft landscaping. Parking and vehicle access is to dedicated garage areas interspersed through the estate.
5. The summerhouse is on part of the appellant's garden area located to the east of the apartment building. It has a low profile and I consider that it does not appear obtrusive in the surroundings and does not significantly impinge upon the open areas of the estate. It is sited close to both the host building and a

number of enclosed areas formed by brick walls and vegetation. In views from the southeast and the northwest along Hallett Walk it is seen in the context of the two storey houses and the high fences and brick walls enclosing the private gardens of the houses along Hallett Walk. In long views from the southeast it blends into the vegetation and from the northwest, it is also partially screened by vegetation and the brick wall enclosing part of the garden on the corner.

6. I note that there are some timber sheds nearby, including in the garden immediately round the corner fronting Knowlton Walk and to the north in Petchell Mews. Both these are enclosed by brick walls but are partially visible above the walls.
7. I conclude that the summerhouse does not harm the character and appearance of the area and that it is not in conflict with the National Planning Policy Framework 2021 or with policies DBE3 and DBE6 of the Canterbury District Local Plan 2017 which, among other things, seek to safeguard the quality of life for residents and protect and enhance the environment, and to ensure that extensions and alterations to existing buildings should not be detrimental to the character of the locality and streetscape.
8. For the reasons given above, the appeal is allowed.

Conditions

9. I have considered the condition put forward by the Council, having regard to the tests set out in the Framework. The development has been carried out and the condition is unnecessary.

PAG Metcalfe

INSPECTOR