



Appeal Decision

Site visit made on 2 January 2024

by A Berry MTCP (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8th January 2024

Appeal Ref: APP/B2002/W/23/3322792

3 Beckhythe Close, Scartho, Grimsby, North East Lincolnshire DN33 2ES

- 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 Peter Boulby against the decision of North East Lincolnshire Council.
 - The application Ref DM/0123/23/FUL, dated 17 March 2023, was refused by notice dated 27 April 2023.
 - The development proposed is described as “greenhouse on land opposite No 3 Beckhythe Close”.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The greenhouse has already been erected. Therefore, I have considered the appeal retrospectively.
3. Since the appeal was lodged, a revised National Planning Policy Framework has been published. This has not raised any new matters which are determinative to the outcome of this appeal.

Main Issue

4. The main issue is the effect of the development on the character and appearance of the surrounding area.

Reasons

5. Beckhythe Close comprises a cul-de-sac of bungalows with front gardens that are open to the road with an absence of front boundary treatments. The appeal site comprises an almost triangular-shaped plot of land on the opposite side of Beckhythe Close from the appellant’s dwelling. It forms part of a larger landscaped verge along one side of the road which creates a verdant character. A greenhouse, of a typical design, has been erected on a concrete slab, adjacent to the road. At the time of my site visit, some vegetation surrounded the greenhouse. However, it was low in height and there was an absence of vegetation along the roadside.
6. The greenhouse is not visible from the entrance to Beckhythe Close due to the intervening distance, the curved design of the road, and the presence of vegetation. However, it is visually prominent when viewed from the road adjacent to the bungalows. Although small in scale, the greenhouse appears incongruous and alien in the road and erodes the road’s verdant and open

character. Although views of the greenhouse are restricted to Beckhythe Close, this does not outweigh the harm I have identified to the character and appearance of the road.

7. While greenhouses are features commonly associated with residential dwellings, they are not usually sited forward of a dwelling's principal elevation or outside of a dwelling's residential curtilage. Consequently, the greenhouse's siting appears visually detached and isolated from the appellant's dwelling. Although comprising a glazed structure, it would not be transparent throughout the year as it would be filled with growing plants. Therefore, the prominence of the structure would likely be more discernible during the summer. Notwithstanding this, at the time of my site visit, the greenhouse was empty of plants and still appeared visually prominent from the road.
8. I acknowledge that the Council's decision to refuse the application was made against the recommendation of its Planning Officers. However, the main issue is one that is a matter of judgement and Council Members are entitled not to accept the professional advice of its officers, so long as a case can be made for the contrary view.
9. In reference to the main issue, the development harms the character and appearance of the surrounding area. It would conflict with Policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032, adopted 2018 which, amongst other things, require a high standard of sustainable design in all developments including a thorough consideration of a particular site's context, and to ensure development proposals within defined boundaries are considered with regard to suitability.

Conclusion

10. For the reasons given above, having regard to the development plan as a whole and all other material considerations, I conclude that the appeal should be dismissed.

A Berry

INSPECTOR