

Appeal Decision

Site visit made on 16 January 2024

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31.01.2024

Appeal Ref: APP/Y1945/D/23/3330477

93 Orbital Crescent, Watford, Hertfordshire, WD25 0HB

- 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 Nicolae Ciolacu against the decision of Watford Borough Council.
 - The application Ref 23/00393/FULH, dated 3 May 2023, was refused by notice dated 21 July 2023.
 - The development proposed is retention of existing timber bin storage at front drive-way to single dwelling family house.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of the area.

Procedural Matter

3. The development the subject of this appeal has already taken place.

Reasons

4. The appeal property is a two storey semi-detached dwelling. The dwelling is set back from the road behind a parking area and has a garden to the rear.
 5. The dwelling is located in a residential area largely characterised by the presence of semi-detached dwellings of similar appearance. Dwellings are set back from the road behind short front gardens and/or parking areas. This regular set back, together with the similar overall appearance of pairs of semi-detached dwellings along this side of Orbital Crescent contributes an attractive and satisfying sense of rhythm and uniformity to the character of the area.
 6. Further to the above, during my site visit I observed that the absence of boundary features between front gardens/parking areas contributes to the open and spacious qualities of the area. Further, the general absence of any built features in front gardens and/or parking areas makes a positive contribution to the area's identified sense of uniformity and also lends a largely uncluttered quality to the area's appearance.
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7. The development comprises a timber bin store. It is located towards the front of the appeal property's parking area to the front of the house, close to the pavement. As such, the bin store is located in a prominent and highly visible location.
8. In the absence of any other such features within an area notable for its uniformity, the bin store draws undue attention to itself as an incongruous feature that fails to harmonise with its surroundings. In addition, I find that it appears intrusive in its surroundings and that it detracts from the largely uncluttered, open and spacious qualities of the area.
9. Taking all of the above into account, I find that the development harms the character and appearance of the area, contrary to the National Planning Policy Framework; and to Watford Local Plan 2021-2038 Policies QD6.2 and QD6.4, which together amongst other things, seek to protect local character.

Conclusion

10. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR