

Appeal Decision

Site visit made on 15 April 2024

by J Bell-Williamson MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2nd May 2024

Appeal Ref: APP/L2630/D/24/3338375

34A Greens Croft, Mill Road, Surlingham, Norfolk NR14 7AE

- 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 Mrs Linda Visser against the decision of South Norfolk Council.
 - The application Ref 2023/3268, dated 26 October 2023, was refused by notice dated 21 December 2023.
 - The development proposed is two bay oak framed cart lodge.
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Decision

1. The appeal is allowed and planning permission is granted for a two bay oak framed cart lodge at 34A Greens Croft, Mill Road, Surlingham, Norfolk NR14 7AE. The permission is granted in accordance with the terms of the application Ref 2023/3268, dated 26 October 2023, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: location plan, block plan and 1667 (plan and elevations).

Preliminary Matters

2. The Greater Norwich Local Plan has been adopted since the appeal was made and it replaces the Joint Core Strategy for Broadland, Norwich and South Norfolk 2014 (JCS). A policy from the JCS is relied on by the Council in its decision in this case and, therefore, I have had regard to the equivalent replacement policy from the new Local Plan.

Main Issue

3. The main issue is the effect of the proposed cart lodge on the character and appearance of the appeal site and the surrounding area.

Reasons

4. The appeal property is a detached bungalow in a village setting, with predominantly bungalows in the immediate street scene and some two storey dwellings.
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5. Policy DM3.8 of the South Norfolk Local Plan Development Management Policies Document (2015) requires high quality design from all development, and protection and enhancement of the environment and existing locally distinctive character. Policy 2 of the Greater Norwich Local Plan (2024) includes the requirement to create well-designed places and buildings which respect the character of the local area and seek to enhance it through appropriate design.
6. Properties within this part of Mill Road have good-sized front gardens, which, despite many have front boundary treatments, gives the street scene an open and spacious character. The appeal property reflects these characteristics with a generous, open frontage. The proposed cart lodge is of traditional design and appearance and would utilise materials that are appropriate for the village setting. Its position to the front and side of the dwelling would not be unusual for this type of outbuilding and it would not obscure views of the host dwelling. As a result of the depth and extent of the open frontage the cart lodge would not compete visually with the host dwelling or otherwise appear cramped or an incongruous form of overdevelopment.
7. There are other examples of detached garages within the wider street scene, notably to the north on the opposite side of the street. While these are not directly visible from the appeal property, this type of outbuilding is nonetheless part of the wider character of Mill Road. I acknowledge that these other examples principally are associated with two storey dwellings and that the appeal property is on higher ground. However, the difference in levels on either side of the road is not significant enough to result in the outbuilding appearing unduly prominent, particularly as in views approaching from the north the cart lodge would be seen against the backdrop of larger dwellings on Oak Close. Approaching from the south the outbuilding and any associated hardstanding would be obscured by existing tree cover. Consequently, taking these findings as a whole, the cart lodge would not be an unduly prominent or uncharacteristic feature in the street scene.
8. Therefore, for these reasons, I conclude that the proposed cart lodge would not have a materially harmful effect on the character and appearance of the appeal site and the surrounding area. Consequently, there is no conflict with Policy DM3.8 of the South Norfolk Local Plan Development Management Policies Document and Policy 2 of the Greater Norwich Local Plan, as described.

Conclusion and Conditions

9. For the reasons given, the appeal should succeed. Of the Council's suggested conditions I have imposed the standard time condition and, to ensure the proper implementation of the proposal, one requiring development to be carried out in accordance with the approved plans.

J Bell-Williamson

INSPECTOR