



Appeal Decision

Site visit made on 5 June 2024

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th June 2024

Appeal Ref: APP/B3410/D/24/3340491

1 Lockley Cottage, Scotch Hills, Hoar Cross, Burton-on-Trent, Staffordshire DE13 8RL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr M Gibson against the decision of East Staffordshire Borough Council.
 - The application Ref is P/2023/01137.
 - The development proposed is a detached garage.
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Decision

1. The appeal is allowed and planning permission is granted for a detached garage at 1 Lockley Cottage, Scotch Hills, Hoar Cross, Burton-on-Trent, Staffordshire DE13 8RL in accordance with the terms of the application, Ref P/2023/01137, and the plans submitted with it, subject to the conditions set out below.

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: location plan; proposed block plan; Roof Plan; and Drawing No MG/1, Proposed elevations and floorplan.

(3) The development shall be carried out in accordance with the materials indicated on the approved plans under condition 2.

Procedural Matter

2. Since the determination of the application the National Planning Policy Framework has been superseded by the National Planning Policy Framework (2023) (the Framework). However, in relation to this appeal the aims of both sets of policies are similar. No party would be prejudiced or caused any injustice by me proceeding with the appeal in light of this change in policy.

Main Issue

3. The main issue in this appeal is the effect of the proposed development on the character and appearance of the area in general.

Reasons

4. The appeal site is semi-detached property located within the countryside. The property is set back from the highway, Scotch Hill Road with mature

landscaping screening the site to a degree. The proposed development would be sited behind the existing hedgerow, on a gravelled area which is slightly higher than the level of the adjacent road.

5. Whilst screened to a degree the proposed garage would be a visible feature in the rural area. Notwithstanding this I observed during my site visit that the triple garage associated with the neighbouring property which is set back from the road is an obvious feature from public vantage points.
6. The materials proposed are sympathetic to the location comprising timber frame and walls. The proposed design has a rural aesthetic and whilst visible would not be incongruous to the area.
7. I find that the proposed development would not harm the character and appearance of the area in general.
8. There is no conflict with Policies SP1, SP24, DP1 and DP3 of the East Staffordshire Borough Council, Local Plan, Planning for Change 2012-2031 (2015), Policy SP3 of the Tatenhill and Rangemore Neighbourhood Plan 2012-2031 (2019); and the East Staffordshire Design Guide, Supplementary Planning Document (2008) which seek amongst other things for developments to be high quality, responding positively to the context of the surrounding area.
9. There is no conflict with the Framework which seeks to ensure developments are of good design.

Conclusion and Conditions

10. For the above reasons I conclude that this appeal should be allowed.
11. I have imposed a standard condition relating to the commencement of development and a condition specifying the relevant plans as this provides certainty. In order to safeguard the character and appearance of the area I have imposed a condition concerning materials.

C Pipe

INSPECTOR