



Appeal Decision

Site visit made on 22 October 2024

by E Grierson BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 November 2024

Appeal Ref: APP/J2210/D/24/3337624

20 Clifford Road, Whitstable CT5 1PW

- 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 Ms J Joslin against the decision of Canterbury City Council.
 - The application Ref is CA/23/01745.
 - The development proposed is a car port/garage.
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Decision

1. The appeal is allowed and planning permission is granted for a car port/garage at 20 Clifford Road, Whitstable CT5 1PW in accordance with the terms of the application, Ref CA/23/01745, and the plans submitted with it, 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 drawing nos 772/03, 772/02 Rev A and Location Plan.
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials detailed on the application form.

Main Issue

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

Reasons

3. The appeal site is occupied by a newly built single storey detached dwelling which is set well back from the road with a large open front garden. The properties immediately adjacent to the appeal site follow a similar pattern of development, set back from the road with open front gardens. Although in an urban, residential location, this section of Clifford Road is a narrow, unmade road with a relatively rural, verdant appearance.
4. The proposed car port/garage is located forward of the host dwelling, within the front garden area. There is currently limited built form forward of the principle building line in the immediate surrounding area, giving it an open appearance. Nevertheless, the proposal would not be an excessively large addition to the site and is easily accommodated within the large front garden, well set back from the roadside. The open nature of the car port section of the proposed building would also reduce the bulk of development. Therefore, it

would not have a detrimental impact on the open character of the surrounding area or appear overly intrusive in this setting.

5. The relatively modest scale of the proposal would ensure that it does not visually compete with the main dwelling or its principle gabled elevation, and its siting, alongside the boundary, would not block any key views of the host building.
6. The proposed car port/garage has a traditional design with stained timber boarding and a slate roof. Whilst this style of development may be more akin to a countryside setting, due to the rural appearance of Clifford Road, the proposal would not appear as an overly incongruous feature within the streetscene. It is also noted that timber boarding is well used in the surrounding area and therefore would not be out of character.
7. Therefore, for the reasons above, the proposed development would not harm the character and appearance of the surrounding area and would not conflict with Policy DBE3 of the Canterbury District Local Plan (2017). This policy seeks to ensure that development proposals are high quality design solutions which are appropriate to the site. The proposal would also accord with the general design objectives of the National Planning Policy Framework.

Conditions

8. In addition to the standard time period for commencement of the development, I have attached a condition requiring the development to accord with the approved plans, as this provides certainty and precision. Furthermore, a condition has been included requiring details of all external facing materials to accord with the details provided on the application form, to ensure an appropriate appearance for the development.

Conclusion

9. For the reasons given above the appeal should be allowed.

E Grierson

INSPECTOR