



Appeal Decision

Site visit made on 18 November 2024

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

an Inspector appointed by the Secretary of State

Decision date: 10 December 2024

Appeal Ref: APP/K0235/D/24/3352392

Top Farm, The Lane, Wyboston, Bedford MK44 3AS

- 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 D Ward against the decision of Bedford Borough Council.
 - The application Ref 24/01047/s73a.
 - The development proposed is described as erection of a garage.
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Decision

1. The appeal is dismissed

Procedural Matter

2. At the time of my site visit, a garage building was in place. The application form made clear that the scheme had been submitted retrospectively, although it is not clear if the 'as built' garage reflects that of the previous appeal proposal¹ or the one before me. Notwithstanding this I have based my decision on the plans submitted.

Main Issue

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

Reasons

4. The appeal site comprises a residential property located within a cluster of dwellings in the countryside. The appeal site is adjacent the junction of The Lane and Roxton Road.
5. The proposed garage would sit forward of the appeal property close to the junction. I understand that the proposed garage has been reduced in scale from that proposed in the previously dismissed appeal. Nonetheless even with the reduction in length of the garage facing The Lane, the garage would retain a squat appearance, as identified by the previous Inspector, due to the short side roof slopes and predominantly flat roof form. Whilst there are flat roof outbuildings within the area, none appeared comparable to the proposal before me in terms of scale and location.
6. There is a wall/fencing and landscaping along the boundary of the appeal site which screens the garage to a degree, however due to the scale and design of

¹ APP/K0235/W/23/3333274

the building along with the prominent corner location the development would be incongruous within the area.

7. Limited evidence is before me to demonstrate that new or improvements to the landscaping would provide adequate screening of the garage.
8. I conclude that the development would harm the character and appearance of the area. There is conflict with Policies 7S, 28, 29, 30 and 66 of the Bedford Borough Council Local Plan 2030 (2020) which seek amongst other things to protect the countryside and ensure development is of high design quality and responds positively to the character and context of an area.

Conclusion

9. For the above reasons I conclude that this appeal should be dismissed.

C Pipe

INSPECTOR