



Appeal Decision

Site visit made on 13 December 2024

By Terrence Kemmann-Lane JP DipTP FRTPI MCMI

an Inspector appointed by the Secretary of State

Decision date: 31 December 2024

Appeal Ref: APP/L2630/D/24/3349946

The Warren, Snow Street, Roydon, IP22 5SB

- 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 Leighton Ward against the decision of South Norfolk District Council.
 - The application Ref is 2024/0299.
 - The development proposed is the erection of new carport (part-retrospective).
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Decision

1. The appeal is dismissed.

Main Issue

2. The refusal notice includes reference to this development giving rise to less than substantial harm to the setting of neighbouring listed buildings. However the officer's report gives no indication of the location of listed buildings, although it mentions a nearby Grade II listed building, and it does not explain how it is judged that harm would arise from the carport. Furthermore, the council's appeal questionnaire states that the proposed development would not affect the setting of a listed building (question 7.b). At my visit I could see nothing which would suggest that this element of the refusal was justified. Therefore I consider that the issue in this case is the effect of the proposed development on the streetscene.

Reasons

3. The appeal property is a detached dwelling on the south side of the main road through this part of the village. Most of dwellings are detached and have 2 storeys on this side, including the chalet form of bungalow, whilst on the opposite, north side, the majority are single storey. Snow Street is narrow, with limited verges. From the junction with Darrow Lane to just beyond Fir Tree Farm, the dwellings have rather open frontages with low walls, hedges and palling fences. East of this length, in the section that includes the appeal site, there is a change in character, whereby there is much greater enclosure of the front gardens by tall hedges and bushes which develops further along to include tall trees along with the hedgerows.
4. The appeal property has a sloping herby verge running up from the carriageway topped with a substantial hedge. The carport, the construction of which has started, is located at the front of the curtilage, just behind the hedge. This hedge reduces the impact of the carport, but does not hide it completely from view. The submitted drawings of the carport do not help an understanding of its impact. The location is shown in a diagrammatic way, rather than by an accurate drawing, and the

elevations present a rather crude design that would not be acceptable in this rather picturesque streetscene.

5. The application form described the materials as 'Wood frame, covered in wood feather board, stained with a black shed paint'. Such materials may well be satisfactory, and the workmanship skilled, but unless the design is appropriate and of high quality, the resultant building will not be acceptable.
6. What I saw at my site visit and the documentation provided with the appeal, leads me to conclude that allowing the development in the form presented would lead to harm to the streetscene, and the character and appearance of Snow Street. Thus the development is contrary to Policy DM3.8 of the South Norfolk Local Plan, Policy 6 of the Diss and District Neighbourhood Plan and Policy 2 of the Greater Norwich Local Plan. For these reasons, the appeal will be dismissed.

Terrence Kemmann-Lane

INSPECTOR