



Appeal Decision

Site visit made on 12 December 2024

By Terrence Kemmann-Lane JP DipTP FRTPI MCMI

an Inspector appointed by the Secretary of State

Decision date: 3 January 2025

Appeal Ref: APP/F2605/D/24/3348183

Thatched House, Shop Street, Whinburgh, NR19 1QR

- 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 and Mrs David Laingchild against the decision of Breckland Council.
 - The application Ref is 3PL/2024/0386/HOU.
 - The development proposed is the erection of front double garage and extension to existing rear garage.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the proposal on the character of the streetscene.

Reasons

3. Thatched House is a detached two storey residential dwelling, situated on Shop Street, Whinburgh. The site lies outside any defined Settlement Boundary. The site is bounded by residential dwellings to the east and west, with open space and countryside to the north, and south. The development on Shop Street is typical of rural housing in open countryside, with detached houses set back from the highway, the curtilage boundaries being marked mainly with hedges. However, the open front gardens are an important characteristic of the street.
4. Breckland Design Guide (April 2024) is the most relevant policy document. This states "*Garages in front of dwellings will generally not be accepted due to visual prominence. Where garages are provided, they should be located to the side and either recessed from the building line or integrated into the massing*".
5. The appellant draws attention to 2 existing garages on frontages and provides 3 photographs, 2 of which are of the same garage. One, at 'Two Hoots', is set well back behind a grassed area, and the other, at the bend in the street to the west of this row of houses, is again some distance from the edge of the carriageway. Neither support the proposal. The appellant refers to the fact that there was a previous approval in 2014 for a double garage in approximately the same location as now proposed. I do not have any details of the precise location of that permitted garage, but 10 years have now gone by, and my decision rests on current policy and the appearance of the streetscene as it now exists.

6. I conclude that the proposed double garage, located just behind the hedge right on the curtilage boundary with the highway, would be a prominent and discordant feature in the streetscene, notwithstanding the hedge. Thus it would not be in accord with the Breckland Design Guide as it would have a detrimental effect on the character of the streetscene.
7. For these reasons the appeal will be dismissed.

Terrence Kemmann-Lane

INSPECTOR