



Appeal Decision

Site visit made on 4 March 2025

by **D Ellis MPlan MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 24 April 2025

Appeal Ref: APP/R0660/W/24/3356965

Flat A, Wentworth Villa, 2 Chapel Lane, WILMSLOW, SK9 5HX

- 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 P Carey against the decision of Cheshire East Council.
 - The application Ref is 21/6283M.
 - The development proposed is the erection of a portable carport/tent.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. I note that the site address was amended during the original application. Accordingly, I have used the site address from the Decision Notice and appeal form which is more accurate than the address shown on the application form.
3. The tent that is the subject of this appeal has already been erected. Although it is described as portable, I understand that the tent has been bolted to the ground and full planning permission is sought for it. Furthermore, I note that the hatched lines in the car park do not correlate with the submitted site plans, 3D images and the actual situation at the site, and consequently I consider the hatched lines shown on the drawings to be indicative only. It has also not been demonstrated that the size of the tent as erected differs from the measurements of the tent shown on the 'Detailed Plan' drawing. I shall therefore proceed on the basis that the tent has been erected in accordance with the submitted drawings.
4. The Council suggests that the tent has been erected on land which is not owned by or is not in the control of the appellant. Even if that is the case, there is nothing to suggest that the relevant parties were not aware of the planning application. In any event I am dismissing the appeal on substantive planning grounds.

Main Issue

5. The main issue is the effect of the tent on the character and appearance of the area.

Reasons

6. The tent is constructed of a grey waterproof material, which is in a poor condition, over a metal frame. Although it is screened by landscaping along Chapel Lane, the tent is in a very prominent location next to the boundary wall of the car park and is highly visible from the busy Alderley Road. The tent is utilitarian and functional in its appearance which jars with the traditional appearance and materials of

Wentworth Villa and the surrounding buildings. For these reasons, the tent is an incongruous addition which is at odds with the surrounding pattern of development and detracts from the local character and built environment.

7. Even if permission for the tent is granted for a temporary period of two years, it would still result in unacceptable harm to character or appearance of the area. As such a temporary permission would not be appropriate in this case.
8. The tent therefore conflicts with Policies SD1, SD2 and SE1 of the Cheshire East Local Plan Strategy 2010-2030 (2017), Policies GEN1 and HOU11 of the Cheshire East Local Plan Site Allocation and Development Policies Document (2022), and Policy H2 of the Wilmslow Neighbourhood Plan. These all require, amongst other things, for development to protect and enhance the built environment, to contribute positively to its surroundings and to reflect local character.

Other Matters

9. I acknowledge that the tent provides privacy, security and protection for the appellant's rare car, although I have no evidence before me that there are no other suitable car storage facilities or options that would not cause the harm identified above. Nevertheless, the benefits provided by the tent do not outweigh the harm to the character and appearance of the area.

Conclusion

10. The proposal conflicts with the development plan and the material considerations do not indicate that the appeal should be decided other than in accordance with it. The appeal is therefore dismissed.

D Ellis

INSPECTOR