



Appeal Decision

Site visit made on 24 June 2025

by Philip Willmer BSc Dip Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 15 July 2025

Appeal Ref: APP/C1435/D/25/3366676

35 Manor Way, Uckfield, East Sussex TN22 1DF.

- 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 S. West against the decision of Wealden District Council.
 - The application Ref is WD/2025/0227/F.
 - The development proposed is carport over existing parking space.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider the main issue to be the effect of the proposed development on the street scene and thereby the character and appearance of the wider area.

Reasons

3. The appeal property, 35 Manor Way (No 35) is the end house in a short terrace of five houses. The terrace and the other houses on this side of the road are elevated above road level. They have sloping front gardens behind low stone retaining walls. The appeal property and the neighbouring dwelling No 33 both have off-street parking accessed from the road and cut into the sloping front gardens.
4. The appellants propose the construction of an open sided carport with a corrugated sheeted roof, built over the existing parking area at the front of the house. It would be set in front of the retaining structure.
5. The character of this side of the road is general open in nature. Although a few front gardens are enclosed by hedges there are no buildings, garages or prominent structures other than the retaining walls built to facilitate the off-street parking at Nos 33 and 35.
6. The carport would be a lightweight structure. However, it would be built in front of the established building line on this side of the street where there are no other structures and therefore appear as a prominent alien feature in the street scene.
7. I therefore conclude in respect of the main issue that the proposed carport, due to its proposed location would cause harm to the street scene and the wider area. To allow it would therefore be contrary to the objectives of Policies EN27 and HG10 of the Wealden Local Plan (Adopted December 1998), SPO13 and WCS14 of the Core Strategy Local Plan (Adopted February 2013), Chapter 10 of the Wealden

Design Guide 2008 and the National Planning Policy Framework as they seek to, along with other things, to ensure that development is not only functional and visually attractive but also sympathetic to the local character and contribute to a strong sense of place.

Other Matters

8. I note that the Council found that the development would not result in harm to the living conditions of residential neighbours in terms of a loss of light/daylight or indeed impact on outlook. However, the absence of harm is a neutral factor in my considerations.
9. I acknowledge the appellants apparent concerns at the Council's handling of the application, in particular its scheme of delegation. However, its administration of the application has no bearing on the planning merits of the appeal before me.

Conclusions

10. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Philip Willmer

INSPECTOR