



Appeal Decision

Site visit made on 12 December 2017

by R Norman BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 8th January 2018

Appeal Ref: APP/Z2505/D/17/3183734

137 Swineshead Road, Frampton Fen, Lincolnshire PE20 1SB

- 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 Peter Young against the decision of Boston Borough Council.
 - The application Ref B/17/0199, dated 17 May 2017, was refused by notice dated 13 July 2017.
 - The development proposed is a precast sectional concrete garage.
-

Decision

1. The appeal is allowed and planning permission is granted for a precast sectional concrete garage at 137 Swineshead Road, Frampton Fen, Lincolnshire PE20 1SB in accordance with the terms of the application, Ref B/17/0199, dated 17 May 2017, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Drawing Nos 2a/3 and 3a/3.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area and the host dwelling.

Reasons

3. The appeal site is located on Swineshead Road and comprises a large front garden, which has been laid to hardstanding to provide parking facilities and driveway, with a semi-detached chalet style dwelling set within the site. The proposal would introduce a sectional concrete garage into the front north eastern corner of the site. Swineshead Road is generally characterised by linear residential development along the southern side of the road with a variety in scales and designs present.
4. Whilst the proposed garage would be reasonably prominent within the street scene, the land levels drop somewhat steeply away from the highway, and the appeal site is separated from Swineshead Road by a footpath, and a wide grass verge. A fence is located along the front of the site adjacent to where the

- garage would be sited. This would serve to reduce the overall prominence of the garage as it would be set below road level and back from the road.
5. Furthermore, there are trees and hedging set along the eastern side boundary of the site which serves to close off some of the wider views of the site. Whilst the garage would be visible when travelling from the west, views of the garage from the east would be largely screened by the existing vegetation which would reduce the visual impact of the garage on the wider street scene.
 6. The garage would be constructed in concrete and aggregate panels with grey cement and fibre sheets for the roof. Whilst these materials would not reflect the existing dwellings in the area, they themselves would not be unduly harmful to the wider setting due to the lower land levels and the existing screening. In addition, the host dwelling comprises a mix of materials including brick, tile and white cladding to the dormers.
 7. In terms of the impact on the host dwelling, the proposed garage would be sited so as not to result in harm to the amount of front garden retained for the host dwelling, which would remain sizeable. The garage could be comfortably accommodated within the site with no undue harm to the visual character of the existing dwelling or the living conditions of the occupiers.
 8. I have noted the other examples of forward projecting buildings along this part of Swineshead Road. In proximity to the site is a prominent static caravan that is located forward of the existing dwellings. Further to the east are other examples of forward sited garages and whilst these are at some distance from the site and are generally of brick construction I consider that they result in the overall character of Swineshead Road being of setback dwellings with some examples of forward projecting detached buildings.
 9. Having regard to all of the issues raised, I conclude that due to the lower land levels, the set back from Swineshead Road and the existing tree screening, the proposal would not be harmful to the character and appearance of the area or the host dwelling. The proposal therefore complies with Policies G1 and H10 of the Boston Borough Local Plan (1999). These policies seek to ensure that new development does not harm the character of an area and relates well to the size and shape of the dwelling curtilage.

Conditions

10. In addition to the standard time limit condition I have attached a condition listing the approved plans as this provides certainty. A condition requiring the external materials to match the existing dwelling is not necessary as the approved plans specify the materials.

Conclusion

11. For the reasons given above I conclude that the appeal should be allowed.

R Norman

INSPECTOR