The Planning Inspectorate

Appeal Decision

Site visit made on 28 March 2017

by Andrew McGlone BSc MCD MRTPI

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

Decision date: 31 March 2017

Appeal Ref: APP/A2525/D/16/3165022
19 West Street, Crowland, South Lincolnshire PE6 0EE

- 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 Christopher Brand against the decision of South Holland District Council.
- The application Ref H02-0724-16, dated 24 July 2016, was refused by notice dated 23 September 2016.
- The development proposed is to build a two part shed, replacing the old metal shed. Part of the shed will be used to house our gym equipment and the other part will be for storing tools, garden furniture, childrens garden toys and my fishing equipment

Decision

1. The appeal is dismissed.

Procedural Matter

2. I have, for completeness, in the address above used the full county name, compared to the abbreviated version found in the application form.

Main Issue

3. The main issue is whether the proposal would preserve or enhance the character or appearance of the Crowland Conservation Area (CCA).

Reasons

4. The appeal site comprises of a garden to the front of a two storey pitched roof end terrace dwelling positioned side on to West Street. This part of the CCA is characterised by residential dwellings and commercial uses. Buildings nearby display a mixture of architectural styles that are of varying scale, form, age, however they use either brick or painted brick with a tile or slate roof. In-between the appeal site and The Crown Inn public house is a vehicular access. This leads to an attractive former Quaker House, which is now a funeral directors. A telephone exchange is beyond.

5. The proposed shed lies between the vehicular access and a stone wall which lines the boundary with the funeral directors. A smaller red brick wall extends along the vehicular access between the site and the public house, before wrapping round to the West Street boundary. Shrubs are behind the brick wall. The shed is single storey in height with a flat roof construction, while it is finished in timber cladding with white upvc windows and doors.

6. The proposal occupies most of the front garden's width. Together with its position, flat roof design and the use of materials, the building appears as a

stark and contrasting feature when compared to the buildings which neighbour it. I acknowledge that there is a flat roof conservatory next to the flank elevation of the former Quaker House. However it is well screened by the rest of the dwelling. Although the telephone exchange and stone masons are nearby, they are beyond the appeal site when viewed from West Street and the former of these lies outside the CCA.

7. The proposal is very noticeable from West Street and even more so from the vehicular access, despite the landscaping next to the front and side boundaries. I recognise that the appellant is willing to keep the landscaping, including the tree next to the driveway, however, they would not all be in leaf all year round.

8. Although the appellant is willing to paint the shed in a dark green colour and keep the existing landscaping, these do not alter my concerns about the position and design of the shed. I therefore consider that the proposed development is out of keeping with the CCA as it is of a very different visual appearance which would not make a positive contribution to local character and distinctiveness as sought by paragraph 131 of the National Planning Policy Framework (the Framework). Thus the proposal would have a significant effect on the character and appearance of the CCA.

9. I therefore consider harm would arise in respect of the significance of the CCA. While this harm is less than substantial, I attach this harm considerable importance and weight. Nevertheless as per paragraph 134 of the Framework this must be weighed against the public benefits of the proposal.

10. Public benefits can be anything that delivers economic, social or environmental progress. The proposal would provide a practical secure storage solution for the occupant's possessions, following a break in. I also recognise that the proposal has replaced a former shed and the appellant tried to engage with the Council with a view to finding a solution. Added to this I understand the building has evolved since work started on it in 2015 and the appellant wishes to observe any regulations. However my findings relate to the development that has been applied for which I have considered on its planning merits, even if the parish council has not raised objection to the proposal. Having regard to these matters, I attach them a modest weight, as a different form of storage could be used which preserves or enhances the character and appearance of the CCA. Thus I do not consider that the proposal's public benefits are sufficient to outweigh the less than substantial harm that I have identified.

11. Thus, I conclude that the proposal would not preserve or enhance the character or appearance of the CCA. The proposal would not accord with saved Policy SG14 of the South Holland Local Plan 2006 and paragraphs 131 and 134 of the Framework. These policies, together seek new development to make a positive contribution to the architectural and visual quality of its surroundings, in terms of local distinctiveness, the choice of materials and the character and form of buildings nearby so that it preserves or enhances the CCA.

Conclusion

12. For the reasons set out above, I conclude that the appeal should be dismissed.

Andrew McGlone

INSPECTOR