



Appeal Decision

Site visit made on 2 April 2019

by **A Graham BA(hons) MAued IHBC**

an Inspector appointed by the Secretary of State

Decision date: 3rd July 2019

Appeal Ref: APP/N2535/W/18/3219380

Quinn A Mara, Crane Bridge Close, Willingham Road, Market Rasen.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr G Barnes against the decision of West Lindsey District Council.
 - The application Ref 137764, dated 6 May, 2018, was refused by notice dated 28 June, 2018.
 - The development proposed is for creation of access and outline erection of a dwelling with detached garage.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The application is in outline with all matters reserved. The appellant has submitted a proposed layout. As the application is in outline the appellant is not tied to what is shown on this plan. However, in the absence of details of any alternative layouts I have treated this as indicative of the applicant's intentions and I have assessed the proposal accordingly.

Main Issue

3. The main issue to be considered is the effect of the proposal upon the character and appearance of the area through its effect upon the landscape character of this part of Willingham Road.

Reasons

4. The appeal site is an area of front garden land currently belonging to the application property Quinn A Mara. Quinn A Mara sits on a large plot and is accessed by a driveway that appears to be shared with an immediate neighbour. To the rear of the existing house there is a large area of hardstanding with a modern housing estate beyond.
5. The front garden is currently lawned with hedges to its perimeter and several semi mature trees that give the front garden an attractive appearance from both within and without the appeal site.
6. Willingham Road forms a direct route into the market town of Market Rasen. Although there are buildings closer to the edges of Willingham Road farther to the east, including houses and more industrial properties, the overriding character of the immediate vicinity of the appeal site is one where properties

- are well set back within their gardens and where hedges, trees and highway verges soften the approach into the town. I consider that this is to the benefit of the character and appearance of the area.
7. Policy LP17 of the Central Lincolnshire Local Plan intends to protect the intrinsic value of landscape and townscape of settlements and those features which positively contribute the character of an area.
 8. Through the introduction of a new dwelling house into this frontage garden, this important and verdant character will be adversely affected through the introduction of built form that is substantially closer to the road frontage. As a result, harm will occur through the introduction of built form in a place where currently front gardens define the overriding character of the site and its immediate neighbours.
 9. The site also contains two trees that have recently been designated under a Tree Preservation Order (TPO No2 2018). Notwithstanding the TPO, the applicants Arboricultural report has categorised two of these trees (T2 and T4) as Category B trees. This is an indicator of good quality and good health with a likely life expectancy of at least 20 years.
 10. The proposed plan would see the new dwelling sited within close proximity to T4 which would be a large feature within what I consider would become an important part of the useable garden space. I consider it likely therefore that pressure upon this tree would occur for extra pruning or even future removal due to the unavoidable impact of overshadowing, leaf drop etc. This would cause further harm to the overall landscape character of this part of Willingham Road.
 11. Despite the property of Quinn A Mara having adequate space to the rear for the residents of the house, the proposal would see the new dwelling placed in close proximity to its primary, front elevation. This would not only preclude the new dwelling from having principal windows facing in this direction, but it would also adversely harm the existing principal elevation of Quinn A Mara itself. As a result, Quinn A Mara would lose its outlook to the front and there would be an adverse impact upon the living conditions of existing and future residents. This would therefore conflict with the desire to protect the living conditions of neighbours contained within Policy LP26 of the Central Lincolnshire Local Plan.

Conclusion

12. The proposal will erode the existing landscape character of this major approach to Market Rasen through the introduction of new development within an existing front garden area and harm the living conditions of existing and future residents. As a result of this serious harm will occur that is contrary to Policies LP17 and LP26 of the Central Lincolnshire Local Plan.

A. Graham

INSPECTOR