



Appeal Decision

Site visit made on 27 April 2021

by **Diane Cragg DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 05 May 2021

Appeal Ref: APP/N2535/W/20/3265336

**Land to the rear of 11 Middle Street, Scotton, Gainsborough, Lincs
DN21 3RA**

- 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 Mrs Jackie Smith against the decision of West Lindsey District Council.
 - The application Ref 141637, dated 7 September 2020, was refused by notice dated 10 December 2020.
 - The development proposed is 'outline planning permission to erect a single storey bungalow with detached garage'.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The application was submitted in outline with access and layout to be considered and appearance, scale and landscaping reserved for future consideration. The appellant's statement states that layout is a reserved matter but the application form indicates that layout is to be considered and I have drawing no JS/20/02A before me which provides details of the layout of the proposed dwelling and garage. I have considered the appeal in accordance with the details on the application form and the plans before me.
3. A decision statement (as set out under Regulation 18 of the Neighbourhood Planning (General) Regulations 2012) has been issued in relation to the Scotton Neighbourhood Plan. In accordance with the Planning Practice Guidance (PPG) where a decision statement has been issued significant weight can be attributed to the Neighbourhood Plan in decision-making. Therefore, I have considered the appeal on this basis.

Main Issue

4. The main issue is the effect of the development on the character and appearance of the area.

Reasons

5. Middle Street is a rural lane in an established part of Scotton village. The character of Middle Street is of irregularly sited and spaced properties of varying ages, sizes and styles generally set back from the street frontage.

6. The appeal site is an area of garden land to the side and rear of No 11 Middle Street. No 11 is a detached house set forward on its plot with an extended side garden and good-sized rear garden separated into two parts by an established hedge and a small outbuilding. The side garden area is enclosed by a brick wall on the back edge of the footpath. Although there are larger properties adjacent to the appeal site and many have been extended, the existing house does not appear significantly smaller than its neighbours.
7. The proposal is to remove the existing brick wall to provide access to the rear of the property and parking for No 11. The proposed dwelling would be sited in the rear garden beyond the established hedge. It would be centrally sited within the plot with a new driveway leading to a detached garage.
8. Properties adjacent to the appeal site have good sized rear gardens. The garden of No 11 is not unusually large in comparison with its immediate neighbours and does not appear out of character in its surroundings. The prevailing pattern of development along Middle Street is of dwellings whose principle elevations face the road and, except for ancillary domestic buildings, the rear areas of properties are used for gardens.
9. The proposed dwelling would notably intrude into the open rear garden land and introduce significant built form and areas of hard surfacing. Even though the proposed dwelling would be single storey, its location and the lack of street frontage would be at odds with the established neighbouring development. It would jar in its local context and appear as a prominent and incongruous feature which would detract from the rear garden zone.
10. Consequently, I conclude that the development would harm the character and appearance of the area and conflict with Policy LP26 of the Central Lincolnshire Local Plan adopted 24 April 2017 where it requires all development to take into consideration the character and local distinctiveness of the area and in particular to relate well to the landscape character and identity of its surroundings. It would also conflict with Policy 5 of the Scotton Neighbourhood Plan referendum version 2019-2036 which requires new residential development to have regard to the overall character of the area including the current layout of the surrounding plots and dwellings.

Other Matters

11. Whilst the appellant asserts that the proposed dwelling would not detract from the living conditions of its immediate neighbours and would provide adequate parking facilities, these matters do not outweigh my concerns about the effect of the development on the character and appearance of the area.

Conclusion

12. The proposal would conflict with the development plan and there are no material considerations that would outweigh that conflict. Therefore, the appeal is dismissed.

Diane Cragg

INSPECTOR