



Appeal Decision

Site visit made on 28 May 2019

by J Davis BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2 July 2019

Appeal Ref: APP/K2230/D/19/3222364

55 Haynes Rd, Northfleet, Gravesend, Kent, DA11 7HZ

- 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 Hamza Metalia against the decision of Gravesend Borough Council.
 - The application Ref 20180573, dated 4 May 2018, was refused by notice dated 2 January 2019.
 - The development proposed is a detached garage.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the residential garden of 55 Haynes Road and the surrounding area.

Reasons

3. The proposal is for the erection of a garage to the rear of 55 Haynes Road. The garage would back onto an existing access which provides a rear vehicular access to a number of properties in Haynes Road and Packham Road as well as other surrounding roads. A number of newly constructed dwellings in Alders Court are also served off the same access. The proposed garage would have a relatively large footprint, extending across the full width of the garden with a depth of 7 metres. The garage would have an eaves height of 2.5m with a curved aluminium clad roof with a maximum height of 4m.
4. Given the overall size, scale and bulk of the garage, it would dominate the garden of the host property, 55 Haynes Road. Due to its size and scale and materials, particularly the curved aluminium roof, it would appear rather industrial in appearance, out of keeping with the domestic appearance of the residential garden of 55 Haynes Road. It would also be prominent when viewed from neighbouring gardens, particularly from 53 Haynes Road, given that it would extend close to the side boundary with that property.
5. The proposed garage would also be highly prominent when viewed from the access road to the rear. A number of surrounding properties particularly in Packham Road have outbuildings to the rear, served by the same rear access. Several of these buildings are of poor quality construction and appearance although most are of a more domestic scale than the appeal proposal. Overall,

the proposed garage, due to its overall design, size, scale, bulk and materials, would appear incongruous and out of keeping with the surrounding area.

6. I note the appellants comments regarding the eaves height of 2.5m and height of 4m to the highest point. However, having regard to the overall design, size, scale and bulk, together with the materials proposed, I conclude that the proposal would be harmful to the character and appearance of the residential garden of 55 Haynes Road and the surrounding area, for the reasons set out above.
7. Accordingly, the proposal would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (adopted September 2014) insofar as it requires new development to be visually attractive, fit for purpose and locally distinctive and to make a positive contribution to the street scene, public realm and the character of the area. It would also conflict with the National Planning Policy Framework (2019) as it would not add to the overall quality of the area. The proposal would therefore conflict with the development plan as a whole and there are no material considerations that should indicate a decision otherwise. The appeal is therefore dismissed.

J Davis

INSPECTOR