

RECENT APPEAL DECISIONS TO 17 May 2013**Application Ref: S11/2762/FULL TF****Planning Inspectorate No: APP/E2530/A/12/21836**Appeal Type: **Written Evidence**

Appellant:	Mr R Dean, Adastone Limited
Proposal:	Installation of portakabin for use of daytime cafe and evening security office
Site:	The Fox Inn, Great North Road, South Witham, Grantham, Lincolnshire, NG33 5LN

Appeal Decision – Date:	Appeal allowed - 15 May 2013
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SUMMARY

This application was refused at the planning committee on 27 March 2012 for the following reasons:

In the opinion of the Local Planning Authority the proposed building, by way of its location, design and materials of construction, falls below the standards required along the A1 corridor. The proposal would be out of character with the adjoining development, represent visual clutter, and impact detrimentally to an unacceptable degree upon the visual amenity of the locality. All being contrary to National Policy PPS1 and Policy EN1 of the adopted South Kesteven Core Strategy (2010).

In allowing the appeal the Inspector whilst agreeing with the Council that the temporary nature of the building would have an unsatisfactory visual impact on the surroundings. However the Inspector considered that the visual harm would be limited with the potential economic impact of the proposal outweighing the harm. A time limit condition was imposed to test the viability of the proposal.

Application Ref: S12/1687/OUT PJM**Planning Inspectorate No: APP/E2530/A/12/2188043/NWF**Appeal Type: **Written Evidence**

Appellant:	Mr P Collin
Proposal:	Erection of single storey dwelling (outline)
Site:	Tree Tops, Gonerby Road, Grantham, Lincolnshire, NG31 8HU

Appeal Decision – Date:	Appeal dismissed - 16 May 2013
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SUMMARY

The application was for outline planning permission, with approval sought for access, layout and scale, and appearance and landscaping being reserved matters.

The main issue was the effect that the proposal would have on the character and appearance of the area.

The appeal site is part of the rear garden of a detached bungalow on a large plot in a row of five similar properties set back from Gonerby Road with the host property.

The Inspector noted that the proposed dwelling would be surrounded by residential properties, and front on to the neighbouring back garden. Such a relationship he considered, between the dwelling and its surroundings would be quite at odds with the prevailing layout of the area.

RECENT APPEAL DECISIONS TO

The Inspector considered that when viewed from neighbouring dwellings and gardens, the dwelling would appear as an intrusive and incongruous feature, with only limited space around it, and poorly related to the surrounding pattern of development. The proposal would therefore, he noted, detract from the pleasant, landscaped character of the remaining open land to the rear of the surrounding dwellings.

The Inspector agreed with the council that, were the appeal allowed, it would be more difficult to resist possible future development proposals on the remaining two back gardens in the row.

The appeal was dismissed accordingly.