

PADWORTH 12/00753  Pins Ref 2193346	Two Ways, Oakend Way, Padworth Mr F Woodley	Change of use from agricultural to residential for car port/access (retrospective)	Delegated Refusal	Dismissed 11.7.13
--	--	--	-------------------	----------------------

The Inspector considered that the main issue was the effect of the proposed development on the character and appearance of the area, having particular regard to the siting and design of the car port.

The Inspector noted that Policy CS14 of the Core Strategy requires new development to demonstrate a high quality and sustainable design that respects and enhances the character of the area. The Inspector considered the car port to be at odds with the local vernacular and out of character with the prevailing pattern of development, whilst being prominent in and unsympathetic to the street scene. Further the Inspector considered that the previously unkempt condition that the applicant claimed that the land was in prior to its clearance and the erection of the car port was typical to that of agricultural land used for grazing, and therefore that the land going back to this condition was not sufficient to outweigh the harm to the character and appearance of the surrounding area.

The Inspector noted that adequate parking and amenity space was already available around the existing dwelling prior to the changed of use of the land. Therefore the use of the land would conflict with Policy ENV22 of the Local Plan Saved Policies as it would result in a change of use of agricultural land not associated with aligning the residential curtilage of the dwelling with that of other surrounding dwellings or providing adequate parking, and Policy ADPP1 of the Core Strategy stating that development should following the existing settlement pattern.

The Inspector concluded that the appeal should be dismissed