



---

## Appeal Decision

Site visit made on 11 September 2012

by **Kevin Ward BA (Hons) MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 18 September 2012

---

**Appeal Ref: APP/N1350/D/12/2179804**

**The Arches, Walworth Road, Walworth, Darlington DL2 2LU**

- 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 Howard against the decision of Darlington Borough Council.
  - The application Ref 12/00169/FUL, dated 2 March 2012, was refused by notice dated 31 May 2012.
  - The development proposed is erection of stone garage comprising 2No. open fronted parking bays.
- 

### Decision

1. The appeal is dismissed.

### Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area and on the setting of the neighbouring listed buildings.

### Reasons

3. The appeal site is located within the countryside. Policy E4 of the Borough of Darlington Local Plan (the Local Plan) makes it clear that new buildings in the countryside should wherever possible be located with and be visually related to existing buildings.
4. Although single storey, the proposed garage would be a substantial structure, clearly separated from the existing dwelling. It would be visible from the road and would extend the footprint of the group of buildings into open land. Despite its orientation and the use of matching materials, the scale and form of the garage would bear little direct resemblance to other buildings in the group. It would not in my view have the appearance of a converted farm building nor would it blend in well with existing buildings.
5. I appreciate that the previous scheme which was subject to an appeal (APP/N1350/D/11/2167437) involved a larger building set further away from the dwelling. However, the garage currently proposed would itself not be well related visually to existing buildings and would involve an encroachment of built development into open countryside. I consider therefore that the proposed development would adversely affect the character and appearance of the area.
6. The open countryside immediately surrounding the group is a key element in the setting of the listed buildings and the proposed development would have a

significant albeit not substantial effect on this. I accept that there would be some benefit in the potential removal of visual clutter associated with parked cars and domestic paraphernalia. However, whilst there are no outbuildings that could be converted to a garage, adequate secure car parking space is already available and the proposed garage is clearly not required to ensure the viable use of the listed building. The benefits of the proposed development do not therefore outweigh the harm I have identified.

7. I note the appellant's reference to detached garages included in approved plans for the conversion of the buildings on the site (08/00149/LBC). I am not aware of the details of such garages although the plans submitted with the current scheme indicate that a smaller garage, closer to the dwelling was previously included. In any case, I have determined the appeal on the merits of the actual scheme before me.

### **Conclusion**

8. For the above reasons and taking account of other matters raised I consider that the proposed development would conflict with Policy E4 of the Local Plan, Policy CS14 of the Core Strategy and relevant aspects of the National Planning Policy Framework. I conclude therefore that the appeal should be dismissed.

*Kevin Ward*

INSPECTOR