

Appeal Decision

Site visit made on 20 September 2016

by Elizabeth Pleasant DipTP MRTPI

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

Decision date: 5 October 2016

Appeal Ref: APP/R0660/D/16/3156797

**1 Shrewbridge Walk, Baddington Lane, Baddington, Cheshire East
CW5 8AF**

- 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 & Mrs M Edmondson against the decision of Cheshire East Council.
 - The application Ref 16/1705N, dated 7 April 2016, was refused by notice dated 31 May 2016.
 - The development proposed is single storey rear extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect on the character and appearance of the host property and its surroundings.

Reasons

3. No 1 Shrewbridge Walk forms one half of a former traditional brick rural farm building which has been converted into two dwellings. It is located in the countryside and forms part of a larger group of similar converted buildings which in general retain their original form and character. Together the properties form an attractive and harmonious group.
 4. The appeal property is characterised by its simple robust form and its rear elevation remains free from any extensions or unsympathetic alterations. It displays original projecting brick piers which provide the elevation with a visually distinct rhythm and verticality which is integral to the buildings original character.
 5. The proposed extension would extend at ground floor level across part of the property's rear elevation. Whilst it would take the form of a lean-to, which is recognised in the Council's Extensions and Householder Development, Supplementary Planning Document, 2008 (SPD) as a traditional approach to extending a barn, by reason of the extensions position and extent, it would partially obscure the rear elevations brick piers and consequently disrupt the rhythm and verticality they provide to the building. Furthermore the proposal would introduce an addition to the building which would be more domestic in
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its scale and appearance. The wide window openings proposed are suburban in their form and design and would conflict sharply with the much smaller traditional form of opening which are prevalent within this property.

6. Consequently, although constructed in matching materials, the proposed extension would fail to respond to the traditional vernacular form and character of the appeal property and would diminish the contribution that the building currently makes to this rural area.
7. I recognise that due to existing vegetation the property is not readily visible from Baddington Lane; however No. 1 Shrewbridge Walk forms part of a group of rural buildings and it is important that their overall character and appearance is safeguarded for all existing and future occupiers.
8. I understand that permission has been granted for a similar extension at No 5 Shrewbridge Walk. This extension had not been constructed at the time of my visit and I do not have the specific details of the proposal. However, I noted on my visit that No 5 displays different design characteristics to the appeal property and therefore it is not directly comparable. Similarly, I have taken into consideration the examples provided by the appellant of other extensions to barns in the locality. However, each of these properties has a different character and form and the extensions are not therefore directly comparable to this case, which I must determine on its own merits. I therefore give these other examples limited weight.
9. I conclude that the proposed development would cause significant harm to the character and appearance of the host property and its surroundings. I therefore find conflict with Policies NE.2, RES.11 and BE.2 of the Borough of Crewe and Nantwich Replacement Local Plan, 2011 and SPD which seek, amongst other things, to ensure that new development is appropriate in the countryside and extensions respect the character and form of its surroundings.

Conclusion

10. For the reasons given above and taking into account all other matters raised, I conclude that the appeal should be dismissed.

Elizabeth Pleasant

INSPECTOR