
Appeal Decision

Site visit made on 7 November 2016

by J L Cheesley BA(Hons) DIPTP MRTPI

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

Decision date: 16 November 2016

Appeal Ref: APP/C1570/D/16/3157307

**The Rectory House, High Cross Lane, Little Canfield, Dunmow,
Essex CM6 1TB**

- 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 and Mrs T Gregory against the decision of Uttlesford District Council.
 - The application Ref UTT/16/1238/HHF was refused by notice dated 22 June 2016.
 - The development proposed is a cartlodge.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider the main issue to be the effect of the development on the character and appearance of the surrounding rural area and streetscene.

Reasons

3. The appeal property lies within a predominately rural area characterised by dwellings of individual design in an open countryside setting. The development is substantially completed and is a variation to the design of a cartlodge granted planning permission under ref UTT/15/0698/HHF. It includes a mansard roof with three box dormers in the elevation facing towards the dwelling. The upper floor of the southern and northern gable has been glazed and there is an external staircase to the northern gable end. It reaches some 6.4 metres in height, which I understand is the same height as the annex conversion above garages adjoining the dwelling. I do not consider the height of the annex sets a precedent, as the cartlodge is situated in a more prominent forward position.
 4. The cartlodge is situated close to the front of the premises adjacent to High Cross Lane and the mansard roof is visible in the streetscene. The garage annex is situated behind the cartlodge. When viewed together from High Cross Lane, the cartlodge appears as an excessively dominant development. Whilst the cartlodge is clearly smaller in scale than the existing dwelling, in this prominent forward location, with such a large bulky roof structure, it does not appear as a subservient building.
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5. Whilst The Rectory is a substantial two-storey dwelling, it is set back from High Cross Lane. Surrounding dwellings in the immediate vicinity in the streetscene are predominately significantly smaller properties. From my observations, due to the scale, and height of the development, together with the bulk of the roof form in this prominent forward location, I consider that it appears as a dominant and incongruous addition to the rural streetscene.
6. In reaching my conclusion, I have had regard to all matters raised including examples of other developments in the area, none of which are directly comparable to the development at the appeal site, which I have determined on its individual merits.
7. For the above reasons, I conclude that the development has an adverse effect on the character and appearance of the surrounding rural area and streetscene. Thus, the development is contrary to Policies S7 and GEN2 in the Uttlesford Local Plan (2005), where they seek to ensure that new development is appropriate to a countryside setting and is compatible with the scale of surrounding buildings.
8. I consider the policies referred to above are broadly in accordance with the National Planning Policy Framework as far as they meet the Framework's core principles; particularly that planning should be taking account of the different roles and character of an area and be seeking to ensure high quality design.

J L Cheesley

INSPECTOR