

Appeal Decision

Site visit made on 10 November 2016

by R J Maile BSc FRICS

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

Decision date: 17 November 2016

Appeal Ref: APP/Y3940/D/16/3160320

Turnpike Cottage, Cuckolds Green, Worton, Devizes, Wiltshire, SN10 5UJ.

- 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 Mrs Victoria Porritt against the decision of Wiltshire Council.
 - The application, ref: 16/03846/FUL, was refused by notice dated 29 July 2016.
 - The development proposed is two storey and single storey extensions to rear.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue here is the effect of the proposed extensions upon the character and appearance of the host building and that of the surrounding area.

Reasons

3. This property is a small T shaped cottage, probably of Victorian vintage, which has been the subject of a modest two storey extension to its northeast side, together with the addition of a single storey conservatory to the south. It is located beyond the settlement of Worton at the junction of the High Street and Cuckolds Green Lane.
 4. Turnpike Cottage sits upon an extensive plot of 0.255 ha and is to some extent screened by existing hedges and trees. This is particularly the case along the southwest boundary, from which the two storey element of the scheme would be viewed.
 5. The proposed two storey extension would have the effect of doubling the depth of the original cottage, which is of modest proportions. It would incorporate an external balcony in the southeast corner together with modern, bi-fold doors to the east elevation providing access to the rear garden.
 6. The bulk and scale of the new structure would overwhelm the original cottage, while the balcony and the extensive area of glazing to the ground floor element would be wholly at odds with the character of the host building.
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7. I accept that the two storey extension would be partially screened by existing foliage along the frontage to the southwest. It would nevertheless still be visible, particularly during the winter months, given its scale and proportions. The extensive linear format created by this element of the scheme would also be at odds with the form of development nearby and the semi-rural location of Turnpike Cottage at a point where the approach road to the village swings through 90 degrees.
8. I appreciate the appellant's desire to enhance and enlarge the cottage to create a fourth bedroom and to bring the property up to modern day living standards. The Planning Officer has indicated in her comments dated 29 June 2016 that there may be scope for some extension. However, she also expressed concern that the scale of the present proposals could significantly impact on the modest character and proportions of this dwelling.
9. I have therefore found upon the main issue that development as proposed, by reason of its scale, siting and proportions, would adversely impact upon the character and appearance of the host building and that of the surrounding area contrary to Core Policy 57 of the Core Strategy¹ and Chapter 7 (Requiring good design) of the Framework².

Conclusion

10. For the reasons given above, I conclude that the appeal should fail.

R. J. Maile

INSPECTOR

¹ Wiltshire Local Development Framework: Wiltshire Core Strategy (adopted January 2015).

² The National Planning Policy Framework.
