

Appeal Decision

Site visit made on 1 November 2016

by David Cross BA (Hons), PGDip, MRTPI

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

Decision date: 21 November 2016

Appeal Ref: APP/V0728/D/16/3156994

Court Green Farm, Wilton Lane, Guisborough TS14 6QY

- 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 Diane Crane against the decision of Redcar & Cleveland Borough Council.
 - The application Ref R/2016/0211/FF, dated 29 March 2016, was refused by notice dated 31 May 2016.
 - The development proposed is two storey side extension to an existing private estate farmhouse.
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Decision

1. The appeal is allowed and planning permission is granted for two storey side extension to an existing private estate farmhouse at Court Green Farm, Wilton Lane, Guisborough TS14 6QY in accordance with the terms of the application, Ref R/2016/0211/FF, dated 29 March 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: CGF/001, CGF/002 and CGF/003.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby approved shall match those used in the existing building.

Main Issue

2. The main issue in this appeal is the effect of the proposal on the character and appearance on the original building and surrounding area, with particular regard to its countryside location.

Reasons

3. The current dwelling on the site is a handsome but understated building which uses substantial coursed stonework. Although the main entrance to the dwelling is not well defined, the dwelling is arranged so that its main elevation faces to the south east. It is located within a farm complex which contains substantial agricultural buildings and is accessed from Wilton Lane via a long access track.
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4. The proposal consists of erecting a substantial two storey extension to the north east of the dwelling. This would include locating the main entrance to the dwelling on the north east facing elevation. Whilst this would change the orientation of the dwelling, this would complement the layout of the farmstead as the dwelling would face onto the access road leading to the farm.
5. Although the extension is of a significant size in comparison to the original dwelling, it is located on a farmstead which includes a range of agricultural buildings, some of which are of a significant bulk and mass. Within this context, the extended dwelling would not be a dominant or intrusive feature. Furthermore, despite the size and scale of the proposal, the design of the extension is sensitive to the detailing of the host building. In my view, the proposal would result in a freestanding dwelling of a suitable appearance rather than a disproportionate extension which unbalances the original building.
6. Due to the distance from the Wilton Lane the extended dwelling would not be a prominent feature in views from the highway. In longer distance views, the building would be seen within the context of the cluster of agricultural buildings and against the backdrop of established woodland to the north. It would not therefore appear as an intrusive feature within the countryside.
7. The extension is clearly not subordinate to the host dwelling and therefore conflicts with the advice on side extensions in the Council's Residential Extensions and Alterations Supplementary Planning Document 2013 (SPD). However, as is recognised in the SPD, every property is different and each proposal should be assessed on its own merits. Notwithstanding the advice of the SPD, I consider that the particular circumstances of this proposal are such that the effects of the extension on character and appearance of the dwelling and its setting are acceptable.
8. I am mindful of the Council's concern that the extension would be larger than the original dwelling. I acknowledge that in many circumstances an extension of the scale proposed and which has such a significant effect on the orientation of the host dwelling would not be appropriate. However, for the reasons stated above including the sensitive design of the extension and the context of the site, I consider that the proposed extension is of a suitable scale to the existing building and its setting.
9. I therefore conclude that the development would not harm the character and appearance of the dwelling and the wider area, including the setting of the dwelling within the countryside. The proposal therefore complies with Policy DP1 of the Council's Development Policies Development Plan Document 2007 which states that development outside of defined development limits will be restricted to, amongst other things, a suitably scaled extension to an existing building. The Policy is broadly consistent with the objectives of the National Planning Policy Framework in relation to requiring good design. Whilst the proposal would conflict with elements of the advice within the SPD, I consider that the merits of the scheme are such that it complies with the general principles of the SPD in relation to achieving good design.

Conditions

10. In addition to the standard 3 year time limitation for commencement, a condition requiring the development to be carried out in accordance with the submitted plans is necessary to provide certainty. A condition concerning the

materials to be used is also required to ensure that the appearance of the extension is satisfactory.

Conclusion

11. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be allowed.

David Cross

INSPECTOR