
Appeal Decision

Site visit made on 24 January 2017

by Colin Cresswell BSc (Hons) MA MBA MRTPI

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

Decision date: 31 January 2017

Appeal Ref: APP/D0840/D/16/3157972

Hilles Barn, road from Badharlick Farm to Rosamry, Egloskerry, Launceston, Cornwall, PL15 8SU

- 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 Lee-William Arthurs against the decision of Cornwall Council.
 - The application Ref PA16/04842, dated 19 May 2016, was refused by notice dated 2 August 2016.
 - The development proposed is rear and side extension with cellar.
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Decision

1. The appeal is allowed planning permission is granted for a rear and side extension with cellar at Hilles Barn, road from Badharlick Farm to Rosamry, Egloskerry, Launceston, Cornwall, PL15 8SU in accordance with the terms of the application, Ref PA16/04842, dated 19 May 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, 1407 02 B, 1407 04 C.

Procedural Matter

2. The Cornwall Local Plan was adopted during the course of the appeal process. I have determined this appeal in accordance with the policies of this plan.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

4. Badharlick comprises a small cluster of dwellings and farm buildings surrounded by agricultural land. The appeal property is a small, detached dwelling situated on the edge of the farmstead. Its simple, rectangular form strongly reflects its former use as a barn. Due to its modest proportions, the property is not a prominent feature within the immediate surroundings or the wider agricultural landscape which it directly overlooks.
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5. The proposed extension would substantially enlarge the size of the dwelling and alter its proportions so that it became "L-shaped" rather than retaining its original, rectangular form. Changes to the fenestration, together with the addition of a cellar, would further deviate from the appearance of the existing dwelling. As a result, the extension would alter the building to such an extent that the form of the original barn would not be fully distinguishable.
6. Nonetheless, the extended dwelling would not appear especially large in the context of surrounding properties. Whilst the alterations would be evident when seen from the road, the parts of the north-west and south-west elevations nearest the site entrance would remain relatively simple in terms of their fenestration and design. Furthermore, the addition of features such as a Juliet balcony and dormer window would not look particularly at odds within this rural setting considering that the dwelling already maintains a domestic appearance. I recognise that the nearest cottages assume more traditional characteristics, but these are visually separated from the appeal property.
7. Although the extended dwelling would be visible in longer views from the surrounding agricultural land, it would be seen against the backdrop of the other buildings within Badharlick. Moreover, the increase in mass and alterations to the form of the dwelling would not be easily discernible when seen at distance from public vantage points.
8. I am aware that a previous scheme to extend the dwelling was dismissed at appeal¹ on the basis of its scale, massing and design. Although some elements of the previous scheme are incorporated within the current proposal, I have assessed this appeal on its individual merits and found that the revised development would not result in harm.
9. I therefore conclude that the proposal would have an acceptable effect on the character and appearance of the area. It would comply with Policy 13 of the Cornwall Local Plan which seeks to promote good design and maintain local distinctiveness.

Conclusion

10. For the above reasons and having regard to all other matters raised, the appeal should succeed. In the interests of clarity, standard conditions have been imposed requiring that the development is carried out in accordance with the plans and within a time limit.

Colin Cresswell

INSPECTOR

¹ Appeal Decision: APP/D0840/D/15/3130417