
Appeal Decision

Site visit made on 9 February 2017

by Elizabeth Pleasant DipTP MRTPI

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

Decision date: 24 February 2017

Appeal Ref: APP/Y3425/D/16/3164796

Tolldish Barn, Tolldish Lane, Great Haywood, Stafford ST18 0RA

- 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 Derek Taylor against the decision of Stafford Borough Council.
 - The application Ref 16/24603/HOU, dated 19 July 2016, was refused by a notice dated 15 September 2016.
 - The development proposed is the erection of day/games room in rear garden.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of day/games room in rear garden at Tolldish Barn, Tolldish Lane, Great Haywood, Stafford ST18 0RA in accordance with the terms of the application, Ref 16/24603/HOU, dated 19 July 2016, subject to the following conditions:
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Scale 1:1250; Block Plan, 1:500; Existing Plans & Elevations, Ref 1313/1; Proposed Plan & Elevations, Ref 1313/2; Proposed Layout Ref 1313/3.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the main dwelling unless otherwise approved in writing by the local planning authority.
 - 3) All door and window joinery shall be of timber construction with a painted finish unless otherwise approved in writing by the local planning authority.

Procedural Matter

2. It was clear from my site visit that works for the construction of the day/games room had commenced, with the floor and walls of the building in place. From what I saw, and from the evidence before me, there is no suggestion that the works being undertaken are not in accordance with those proposed in this appeal case.

Main Issue

3. The main issue in this case is the effect on the character and appearance of the host property and surrounding area.
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Reasons

4. Tolldish Barn is a single residential property which was converted from its former agricultural use in the early 1990's. Although the property has been previously extended, and exhibits some domestic embellishments, it still retains a simple form which can be attributed to its former agricultural use, and it sits comfortably within its rural setting.
5. The appeal proposal is for an ancillary building to be used in connection with Tolldish Barn. It is sited on an area of existing hardstanding between Tolldish Barn and their existing stable block. Although the building incorporates fully glazed doors, it does not have an overtly domestic appearance. It has a robust vernacular built form and character, incorporating traditional construction materials to match Tolldish Barn. Furthermore, its modest size and height does not detract from, or compete with Tolldish Barn.
6. When viewed from the lane and the public footpath which crosses the adjoining field, the building is not visually conspicuous as the mature hedgerow which forms the site boundary screens its walls. Moreover, its siting relates well to the neighbouring stable block and Tolldish Barn. In this location it provides enclosure to the site in a manner which could be attributed to a farm yard setting. For these reasons, and those set out above, I am satisfied that the building does not detract from the appearance of the host property nor would it harm the character and appearance of the area.
7. Policy E2 of The Adopted Plan for Stafford Borough, 2014 (The Plan) makes provision for sustainable rural development. The Council consider that the appeal proposal is in conflict with this Policy, in so far as it relates to the use and re-use of rural buildings which require the building to be large enough to be converted without the need for additional buildings, new extensions or significant alterations. I have recognise that this Policy retains some relevance after the conversion stage, however in this case Tolldish Barn was converted over 15 years ago and in manner which incorporated extensions. I am also mindful that the proposal replaces an existing shed which was located on this site. Moreover, I have found that the building would not have a materially harmful effect on the character or appearance of the host building or the surrounding area. There is therefore no conflict with the provisions of Policy E2 in so far as it relates to new development in rural areas, as the building is well related to the existing buildings on the site, respects the built vernacular character of the area and is appropriately designed for its purpose.
8. I therefore conclude that the day/games room does not cause harm to the character or appearance of the host property or surrounding area. The proposal complies with the development plan and in particular I find no conflict with the overarching aims of Policies E2 and N1 of The Plan, which seek to ensure, amongst other criteria, that development takes into account the local character and context, and preserves and enhances the character of the area.

Conditions

9. The Council has suggested a number of conditions which I have considered against advice in the National Planning Policy Framework and Planning

Practice Guidance. Consequently I have imposed conditions requiring matching materials and painted timber joinery to safeguard the character and appearance of the area.

Conclusion

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

Elizabeth Pleasant

INSPECTOR