
Appeal Decision

Site visit made on 21 March 2017

by Sarah Colebourne MA, MRTPI

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

Decision date: 28th March 2017

Appeal Ref: APP/P0119/D/17/3167728

Cedar Cottage, New Road, Tytherington, Gloucestershire, GL12 8UP

- 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 Chris Brickell against the decision of South Gloucestershire Council.
 - The application Ref PT/16/5233/F, dated 25 September 2016, was refused by notice dated 9 December 2016.
 - The development proposed is the construction of a small timber clad oak frame garden store.
-

Decision

1. The appeal is allowed and planning permission is granted for a small timber clad oak frame garden store at Cedar Cottage, New Road, Tytherington, Gloucestershire, GL12 8UP in accordance with the terms of the application, Ref PT/16/5233/F, dated 25 September 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: CEDAR/101/001 rev P02; CEDAR/101/002 rev P01.

Main Issue

2. The main issue is the effect of the proposed building on the character and appearance of the dwelling and the Tytherington Conservation Area.

Reasons

3. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Policy CS9 of the South Gloucestershire Local Plan Core Strategy (CS) (2013) aims to ensure the conservation and enhancement of heritage assets and accords with the National Planning Policy Framework (the Framework) which states that when considering the impact of new development on the significance of a designated heritage asset, great weight should be given to its conservation. Policy L12 of the South Gloucestershire Local Plan (LP) (2006) and CS policy CS1 seek to encourage high quality design. These policies also accord with the

Framework which seeks to ensure that new development adds to the overall quality of the area.

4. The appeal site lies within the Tytherington Conservation Area. From what I saw at my visit, the area has a rural setting with grassed open spaces and trees contributing to its informal, rural character. The Council's Conservation Officer has said that buildings tend to be set back from the road with open front gardens. That is true in the case of the appeal site but I saw that the three recently built cottage-style dwellings to the south-west of the appeal site have very shallow, mostly paved frontages. The appeal site is also a recently-built two storey cottage-style dwelling. It is set back from the road on a level plot with a front garden containing grass, mature trees, other planting and a gravelled parking area. The front garden is seen clearly from the street and its openness and planting contribute positively to the rural, leafy character and appearance of this part of the Conservation Area.
5. A previous application in 2016 for a detached garage in approximately the same location was refused for the same reasons as this application. The proposed building would be sited against one of the side boundaries (a high timber fence), between the front of the dwelling and the front boundary. Its floor area would be smaller than a single garage and it would have a dual pitched roof with partly hipped, partly gabled ends.
6. The Council objects to both the principle of the building and to the increased pressure on the front curtilage in terms of parking provision. From my assessment of the site and the plans, in the approach from the main road through the village, the building would be seen against the backdrop of the high fence and the dwelling to the north which is sited on higher ground. The two mature trees within the front garden which would be retained are significantly taller than the appeal dwelling and are the most dominant features in the street scene. In this context it would appear as a small subservient outbuilding and its size and scale would not be unduly dominant with regard to either the dwelling or the Conservation Area.
7. Although the roof form does not strictly follow the pitched roof form of the appeal dwelling, its partly hipped form would give it a rustic appearance and this, together with the proposed materials of clay pantiles and stone to match the existing house and oak timber cladding would result in an unobtrusive small outbuilding which would sit harmoniously within its rural setting.
8. Whilst a small area of landscaping would be lost, the proposal would not increase the area of car parking in front of the dwelling which can already accommodate three cars and I see no reason why it would unacceptably increase pressure on the front curtilage.
9. For these reasons, the proposed building would maintain the attractive setting of the dwelling and the open, rural character and appearance of the Conservation Area and would accord with LP policy L12 and CS policies CS1 and CS9.

Conditions

10. The standard time limit and accordance with the plans conditions are necessary for the avoidance of doubt.

Conclusion

11. I conclude then that the proposed building would preserve and enhance the character and appearance of the Conservation Area and the dwelling. It would, therefore, accord with the development plan as a whole and the appeal should be allowed.

Sarah Colebourne

Inspector