
Appeal Decision

Site visit made on 3 May 2017

by Nick Fagan BSc (Hons) DipTP MRTPI

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

Decision date: 11th May 2017

Appeal Ref: APP/Y9507/D/17/3172715

The Granary, London Road, Hardham, Pulborough, West Sussex RH20 1LB

- 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 Standing against the decision of South Downs National Park Authority.
 - The application Ref SDNP/17/00302/HOUS, dated 16 January 2017, was refused by notice dated 14 March 2017.
 - The development proposed is the erection of a glass roofed conservatory at the front of the property.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed conservatory on the character and appearance of the host property and its wider surroundings.

Reasons

3. I acknowledge that despite its name the building, as the appellant states, was not formerly used as a grain store but as a farm workshop or storage barn. However it is a timber framed vernacular former farm building that has been sensitively converted to a dwelling. It has a clay tiled roof with generally brick elevations as well as black stained timber windows and black stained weather boarding to its rear most section.
 4. The proposed conservatory, which would extend the dwelling's existing kitchen, would jut out at a right angle nearly 4m from the front of the narrow deep barn and would be clearly visible from the road and from Hardham Gate House, a Grade II listed building and the nearest property on the opposite side of the road, the A29. Its proposed materials are described as UPVC black woodgrain to match the existing house on the submitted application form.
 5. In my judgement the prominent location of the conservatory, combined with its pitched roof at a different angle to that of the dwelling's roof would introduce an inappropriate and alien clashing suburban feature onto an important locally prominent vernacular building. Unlike the building's conversion to a dwelling such a proposal would be insensitive to its character and appearance, and the use of UPVC would be completely inappropriate.
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6. Although the Council has not mentioned the listed farmhouse on the opposite side of the road it also appears to me that the appeal building falls within its setting. The inappropriate conservatory would be clearly visible from that property and would fail to preserve the setting of the listed building contrary to statute¹.
7. For these reasons I conclude that the proposed conservatory would substantially harm the character and appearance of the host building and its wider surroundings.
8. Policy DC2 of the Horsham District Local Development Framework: General Development Control Policies appears to be concerned with the area's landscape character and so is not very relevant to this proposal. But Policy DC9 states that proposals should be well designed, locally distinctive and reflect the character of the surrounding area. The proposed conservatory would fail to do so and so would not comply with this Policy. It would also fail to preserve the setting of the listed building opposite and consequently fail to comply with relevant policy in the National Planning Policy Framework.
9. For the reasons given above I conclude that the appeal should be dismissed.

Nick Fagan

INSPECTOR

¹ S.66(1) Planning (Listed Buildings and Conservation Areas) Act 1990