



Appeal Decision

Site visit made on 11 July 2017

by H Porter BA(Hons) PGDip IHBC

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

Decision date: 14 July 2017

Appeal Ref: APP/Y3940/D/17/3173588

9 Hoggs Lane, Purton, SN5 4HQ

- 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 Dr R Pagett against the decision of Wiltshire Council.
 - The application Ref 17/00252/FUL, dated 9 January 2017, was refused by notice dated 6 March 2017.
 - The development proposed is first floor extension of annex with link between house and balcony over existing conservatory.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of host dwelling and the surrounding area.

Reasons

3. The appeal site is situated along Vasterne Hill, just off Hoggs Lane, on the periphery of Purton. The fragmented pattern of generally modest and well-proportioned properties in the vicinity of the appeal site, mature trees and hedgerows and agricultural land beyond, give the immediate area a verdant, semi-rural character.
4. 9 Hoggs Lane is one side of a semi-detached pair of houses, set back from Vasterne Hill behind a hedgerow boundary and front garden. The dwelling occupies a substantial garden plot, which mainly extends to its side and rear. The Council has previously granted planning permission for a two-storey extension to the main dwelling, plus conservatory, and the conversion of a detached garage to an annexe. There is a gap between the conservatory and the annexe, which is sited close to the Vasterne Hill boundary at right angles to the lane. Even with its various physical alterations, the host dwelling reflects modest proportions and reveals a view to the surrounding open countryside between the annexe and conservatory; such factors making a positive contribution to the semi-rural street scene.
5. The appeal scheme proposes to significantly extend the building, increasing the annexe to two storeys, and extending its footprint forwards towards the Vasterne Hill frontage. The annexe would also be linked to the host dwelling by a single-storey boot room with a terrace above. Even with the absence of a

first floor plan to show the layout of the terrace link, it is clear that the proposal would result in a convoluted and contrived addition. In spite of a slightly lower ridge height, the proposal would effectively re-orientate the main dwelling and significantly increase the amount of built form close to the front boundary. Overall, the roof-level dormers and substantial increase in bulk of the existing annexe would lack architectural subtlety or deference to the main dwelling. The effect of the proposed development would therefore be to diminish unacceptably the character, appearance and integrity of the host building.

6. Moreover, the combination of the link addition and the significant increase in the scale of the annexe would erode substantially the gap between the existing conservatory and annexe. Overall, the bulk of the proposal would be dominant and prominent, particularly when seen from the lane adjacent to the site. Whilst reasonably localised in its extent, the proposal would nonetheless undermine the views to the surrounding countryside and sense of a spacious and verdant environment, with consequent harm to the character and appearance of the surrounding area.
7. The appeal scheme would thereby run contrary to the objectives of Core Policy 57 of the Wiltshire Core Strategy, January 2015, insofar as it seeks to ensure a high standard of design in new developments, including extensions, which are complementary to the locality. There would also be conflict with core principles and policies within the National Planning Policy Framework; notably that seek to secure a high quality design, attach great importance to the design of the built environment, and reinforce local distinctiveness.

Other matters

8. While I do not know the circumstances that led to the neighbouring attached dwelling being substantially extended, I saw that the extension was to the rear elevation, away from Vasterne Hill and Hoggs Lane. This neighbouring development therefore has maintained a set-back, as well as legibility of the proportions and modest scale of the original cottage as seen from the lane to the front. The two developments are therefore not usefully comparable in respect of layout and orientation. In any case, I have determined the appeal on its own merits. It is not the amount of development proposed per se but the impact on the space and openness to the front of the appeal site, as well as its prominence from Vasterne Hill, which would cause material harm to the host dwelling and its surroundings. I note the appellant wants to provide space for the enjoyment of his family. However, little weight can be attached to such personal circumstances, especially as these will be likely to change over time, whereas harm from the development would be permanent.

Conclusion

9. For the reasons given above, the appeal should be dismissed.

H Porter

INSPECTOR