

Appeal Decision

Site visit made on 11 July 2017

by F Rafiq BSc (Hons), MCD, MRTPI

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

Decision date: 28 July 2017

Appeal Ref: APP/X1925/D/17/3174612

Thatchers Cottage, Jacksons Lane, Reed, SG8 8AB

- 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 Trevor Ball against the decision of North Hertfordshire District Council.
 - The application Ref 16/02936/1HH dated 18 November 2016 was refused by notice dated 17 February 2017.
 - The development proposed is the erection of wooden shed to front of property replacing two sheds and log store damaged in storm.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The development had been erected at the time of my visit and for clarity, I have considered the appeal based on the submitted plans.

Main Issue

3. The main issues are the effect of the development on the character and appearance of the area and whether it would preserve or enhance the character or appearance of the Reed Conservation Area.

Reasons

4. The appeal property is a detached dwelling which is located on the northern side of Jacksons Lane. It has a traditional appearance with white render and a thatched roof. It is situated within the Reed Conservation Area, which consists of a variety of properties set back from the highway with trees and hedges situated along front boundaries. These features, alongside the presence of grass verges to the side of road contribute to a green and spacious character.
 5. The development relates to a timber outbuilding which has been constructed to the front of the property, on the south-eastern corner of the site. It has a rectangular layout with a pitched roof and extends to a maximum height of around 3.6m. Whilst I acknowledge the size of the site as whole, given this scale and its positioning adjacent to the front boundary, it detracts from the
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traditional appearance of the host dwelling and the leafy, spacious characteristics of the area.

6. I acknowledge that there are timber and brick garages located to the front of houses in the village and I was able to see some of these at the time of my visit. I am not however aware of their circumstances, and in any event, I am required to determine the appeal before me on its own merits. Whilst the presence of trees and vegetation to the front offers some screening, the development is still seen in the streetscene and maybe more visible in the winter months when some of the vegetation and trees are not in leaf. This would further emphasise its prominence.
7. I conclude therefore that the development causes unacceptable harm to the character and appearance of the area, and fails to preserve or enhance the character and appearance of the Reed Conservation Area. It is contrary to Policies 28 and 57 of the North Hertfordshire District Local Plan No. 2 with Alterations, which require, amongst other matters, the design and siting of buildings to enhance an area's character. The Council have referenced the North Hertfordshire Draft Local Plan, but from the information before me, this has not yet been adopted. The development is also contrary to Section 12 of the National Planning Policy Framework (Framework), which seeks to conserve or enhance the historic environment.
8. In relation to, Paragraph 134 of the Framework, the harm to designated heritage assets is less than substantial. I have not however been made aware of any public benefits of the development.

Conclusion

9. For the reasons given above and having considered all other matters raised, including reference to the wooden shed having replaced previous storm damaged structures, comments relating to the alternative siting of the development to the rear and representations objecting to the proposal, I conclude that the appeal should be dismissed.

F Rafiq

INSPECTOR