
Appeal Decision

Site visit made on 22 August 2017

by Mike Fox BA (Hons) DipTP MRTPI

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

Decision date: 4 September 2017

Appeal Ref: APP/Q3305/W/17/3176133

16a Vestry Road, Street, Somerset, BA16 0HY

- 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 Clive Allen against the decision of Mendip District Council.
 - The application Ref 2016/2878/FUL, dated 16 November 2016, was refused by notice dated 16 January 2017.
 - The development proposed is extension to detached property to provide 2 no new flats with associated parking space, increasing the number of self-contained flats from 5 no to 7 no.
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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 the host property and the local area.

Reasons

3. The appeal property is a detached, traditional dwelling, now converted into flats. It is located on a prominent street corner, facing Vestry Close to the south-east, with Vestry Road to the north-east and a church car park on the opposite side of Vestry Close. The property forms an integral part of a line of substantial, stone built properties, with similar external finishes, scale and proportions. Although not located within a Conservation Area, the streetscene to the north-east of and including the appeal property is interesting and distinctive.
4. The proposal would not in my view appear subservient to the host building, as it would have no distinct set back from the front elevation or set down from the original roof line. The proposed development would appear very large when compared to its neighbours in Vestry Road. Policy DP7 in the local plan¹ sets out the criteria for high quality design. Although the detailing, including the arrangement of the windows, would be compatible with the existing building, the scale, mass and form of the proposed extension would be inappropriate in the local context, and as such would be contrary to the above policy.

¹ Mendip District Local Plan 2006-2029: Part 1: Strategy and Policies; adopted 15 December 2014.

5. The proposed over-rendering of the property would also be out of place within the streetscene, which comprises traditional houses built in distinctive 'lias' stone. The proposed surface treatment would be alien to the stone frontages of the neighbouring properties along Vestry Road to the north-east, an impact which would be heightened by its prominent corner location.
6. Whilst I note the Appellant's comments in support of over-rendering to meet higher thermal standards, with reference to policy DP7.1 (d), this does outweigh the reasons that have led me to dismiss the appeal.
7. Taking account of these factors, I consider that the proposal would harm the character and appearance of the host property and the local area, contrary to policy DP7. For the reasons given and having regard to all other matters raised, I conclude that the appeal should fail.

Mike Fox

INSPECTOR