
Appeal Decision

Site visit made on 24 October 2017

by Andrew Dawe BSc(Hons) MSc MPhil MRTPI

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

Decision date: 3rd November 2017

Appeal Ref: APP/C1625/W/17/3179652

Trussalls, Van Der Breen Street, Bisley GL6 7BP

- 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 Roy Smith against the decision of Stroud District Council.
 - The application Ref S.17/0546/FUL, dated 3 March 2017, was refused by notice dated 28 April 2017.
 - The development proposed is erection of a detached dwelling.
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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 surrounding area.

Reasons

3. The site comprises part of a large garden area relating to Trussalls on the edge of the village whereby the proposed dwelling itself would be just within the settlement boundary. The settlement pattern in this location is distinctly one of a pleasantly spacious transition from the more compact development within the core of the village to the open countryside immediately to the east of the site. That transition takes the form of a fairly linear pattern of development with mainly dwellings, together with a village hall, lining and closely related to Van Der Breen Street, albeit with varying degrees of set-back, and mostly on its northern side. There are three dwellings on the southern side of the street in the vicinity of the site, including Trussalls. Despite varying degrees of set-back from the road, those three dwellings also uphold that fairly linear development pattern of the streetscene. Any separate buildings to their rear are only subservient ancillary single storey outbuildings.
4. The proposed development would introduce a two storey dwelling into the rear garden area of Trussalls in a tandem formation in relation to the street. It would therefore be at odds with that existing degree of linearity of development along the street. It would also be significantly further back from the road than those other dwellings on that side and its significant massing effect would clearly distinguish it from the smaller and lower existing outbuildings in the vicinity. As such it would introduce a jarring and uncharacteristic intensification of development towards the eastern end of the street adjacent to open countryside, despite retaining a substantial amount of

open garden area between the dwelling and the southern, densely vegetated southern boundary.

5. The existing dwellings would provide some degree of screening of the proposal in views from the road close to the site. Those conifer trees on the southern site boundary would also provide screening in views from the south. However, the visual effect of the proposal referred to above would still be clearly seen from various other surrounding public vantage points, to varying degrees depending on the extent of intervening buildings or other less dense vegetation. That would include from Van Der Breen Street on the western approach, public footpaths to the west across the adjacent field and to the east beyond the end of the street, as well as across the adjacent field from the road to the west of it.
6. For the above reasons, the proposed development would cause unacceptable harm to the character and appearance of the surrounding area. As such, it would be contrary to policy HC1 of the Stroud District Local Plan which, amongst other things, requires residential development to be compatible with the character, appearance and amenity of the part of the settlement in which it would be located; and that on edge of settlement sites for it not to appear as an intrusion into the countryside and to retain a sense of transition between the open countryside and the existing settlement's core.

Conclusion

7. The Framework sets out that there should be a presumption in favour of sustainable development and indicates that to achieve that, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.
8. The proposal would have the benefit of adding to the local supply of housing. It would also have the potential to create short term construction jobs, and in the longer term the prospective residents would be likely to provide additional support to local services, facilities and businesses through patronage and spending. However, these benefits would only be small due to relating to just a single additional dwelling. As such they would be insufficient to outweigh the unacceptable harm that would be caused to the character and appearance of the surrounding area. It would therefore not be a sustainable form of development.
9. Therefore, for the above reasons, and taking account of all other matters raised, I conclude that the appeal should be dismissed.

Andrew Dawe

INSPECTOR