

Appeal Decision

Site visit made on 7 November 2017

by R Barrett Bsc(Hons) MSc MRTPI IHBC DipTP MRTPI

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

Decision date: 1st December 2017

Appeal Ref: APP/V3120/W/17/3181544

**The Snooty Mehmaan, Road running through Littleworth Village,
Littleworth, Faringdon SN7 8PW**

- 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 Asad Ahmed against the decision of Vale of White Horse District Council.
 - The application Ref P16/V3063/FUL, dated 5 December 2016, was refused by notice dated 21st June 2017.
 - The development proposed is extension to the existing building to provide a function room with eleven ensuite bedrooms over.
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Decision

1. The appeal is allowed and planning permission is granted for extension to the existing building to provide a function room with eleven ensuite bedrooms over, at The Snooty Mehmaan, Littleworth, Faringdon SN7 8PW, in accordance with planning application Ref P16/V3063/FUL, dated 5 December 2016, subject to the planning conditions set out in Annex A to my decision.

Procedural Matter

2. I note that the address differs between the appellant's application form and the Council's decision notice. I have used the latter in my formal decision as it more accurately describes the appeal site address.

Application for Costs

3. An application for costs was made by Mr Asad Ahmed against Vale of White Horse District Council. This application is the subject of a separate Decision.

Main Issue

4. The effect of the proposed extension on the character and appearance of the locality.

Reasons

5. The appeal site includes a building that fronts onto the main A420 near to the buildings that make up the small settlement of Littleworth. It has a large car park and extensive gardens to its side and rear. Trees and planting sit on its western boundary. The appeal building is a two storey structure, heavily extended to each side and its rear. It includes some traditional features such as its generally low and simple form, a steeply pitched and tiled roof, an upright chimney stack and some timber casement windows, such that it maintains a traditional vernacular character as seen from the road. The locality,

which includes lots of greenspace, planting and some development in a mainly loose layout has a generally spacious and rural character and appearance; to which the appeal site contributes.

6. The appeal proposal would be large. However, as the plot is large it would not appear cramped and would retain the generally spacious character of the locality. As it would be sited to the rear of the host building and set back from the road, it would not jar in the road scene. Whilst it would be visible from the road, views from the west would be interrupted by the trees on the appeal site boundary, even though deciduous, and proposed planting could soften the structure when viewed from the east. As it would be narrower and lower than the host building, and it would be substantially set in from its western edge, on balance its scale would relate appropriately to it. As there would be a break at roof level, a clear break at ground floor level, by means of an undercroft access, it would read as an addition to the host building. Its mass would be broken up by the incorporation of dormer windows and a catslide roof. It would have a low and simple form, which would pick up on that of the main building. It would include some traditional design features such as a catslide roof, gablet, dormer windows, cladding and small module windows, such that it would generally relate appropriately to the vernacular design of the main building. Overall, these matters would work together, to render the proposed addition as subservient to the main frontage building. As it would relate appropriately to the host building, it would preserve the rural character and appearance of the locality that I have identified.
7. I conclude that the appeal development would not adversely affect the character or appearance of the locality. Therefore, it would generally accord with Policies CP31 and CP37 of the Vale of White Horse Local Plan 2031 Part 1 (2016) and the Vale of White Horse Design Guide 2015. Together, those aim for development to advance the visitor economy through smaller and proportionately scaled developments that are in keeping with the character of the settlement, be of high quality design and contribute positively to the character of the existing settlements.

Other Matters

8. Due to the separation distance from dwellings, and as the existing use as a restaurant includes cooking, a harmful increase in cooking smells would be an unlikely consequence. As the road is mostly straight at this point, visibility could be provided and adequate parking is provided at the appeal site, no harm to highway safety would result. In addition, on the basis of the existing use and the limited number of additional vehicle movements that would be a likely consequence, traffic congestion in the locality would be unlikely as a result. Any additional noise could be controlled through a planning condition attached to any permission.

Planning Conditions

9. A list of suggested planning conditions is before me. I have agreed with the imposition of most of these subject to refinement to improve clarity and ensure consistency with national policy and guidance.¹ A list of planning conditions to be imposed is set out in Annex A to my decision.

¹ Paragraphs 203 and 206 of the Framework and PPG paragraphs 21a-001-034

10. Standard time and plans conditions are required to ensure clarity and certainty in the planning process. Conditions to control external materials and soft landscaping are necessary to ensure that the proposal blends into the locality. Details of surface water drainage proposed are necessary, even though the development would not be located within a flood zone, to ensure the disposal of surface water in a sustainable manner to avoid flooding both to the site and its surroundings. On the basis of the information before me, and the amount of parking that exists at the appeal site at present, a condition to ensure the provision of parking as shown on the appeal plans is not required to ensure highway safety. A condition to ensure a scheme of noise attenuation is in place is necessary to protect the living conditions of those living nearby.

Conclusion

11. For the above reasons, and taking all other matters raised into consideration, I conclude that the appeal should be allowed, subject to the planning conditions set out in Annex A to my decision.

R Barrett

INSPECTOR

Annex A

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby approved shall be carried out in accordance with approved plans: 16024 02*; 16024 03*; 16024 05*; JD-001.
- 3) Prior to the commencement of development, details of surface water drainage, including maintenance, shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented, in accordance with approved details prior to the occupation of the development.
- 4) Prior to the commencement of development, details of all materials to be used externally in the construction shall be submitted to and approved in writing by the local planning authority. The development shall be built using only the approved materials.
- 5) No development shall commence until details of soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread) and an implementation programme.

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. The completed works shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance. The works and

scheme shall not interrupt the visibility splays of the existing access onto the A420.

- 6) Construction work shall not take place until a scheme for protecting the nearby dwellings from noise from the function room shall have been submitted to and approved in writing by the local planning authority. All works which form part of the scheme shall be completed before the function room is occupied and retained thereafter.

---END OF CONDITIONS---