The Planning Inspectorate

Appeal Decision

Site visit made on 11 December 2018

by Julie Dale Clark BA (Hons) MCD DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 9th January 2018

Appeal Ref: APP/J1860/D/18/3213417
The Birches, Eastbury Manor Court, Martley Road, Lower Broadheath, Worcester WR2 6PB

- 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 & Mrs Wainwright against the decision of Malvern Hills District Council.
- The application Ref 18/00903/HP, dated 10 June 2016, was refused by notice dated 6 September 2018.
- The development proposed is single storey extension.

Decision

1. The appeal is dismissed.

Main Issue

2. I consider that the main issue is the effect of the extension on the character and appearance of the dwelling.

Reasons

3. The appeal site is a former agricultural building that has been converted to a dwelling. It is single storey and set in a rural location. The building is generally linear in form although there is a forward projecting gable element. The proposal would add a larger forward projection than that which currently exists and would be in front of what would seem to have been an original arched opening.

4. Development Plan Policy SWDP 21[1] establishes the quality of design required for all development. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve, and where appropriate, enhance cultural and heritage assets and their settings. The Council's SPD[2] includes advice on front extensions and in particular, indicates that generally only small extensions which are in keeping with the character of the existing building will be allowed.

5. The existing dwelling has been converted from a former agricultural building, albeit some time ago. It is low level with an original, although altered, arched opening. Whilst there is an existing gable feature on the front of the house and

[1] South Worcestershire Development Plan, Adopted February 2016.
[2] South Worcestershire Design Guide Supplementary Planning Document Overarching Design Principles, Adopted March 2018 (SPD).

the proposal would be single storey, it would be prominent and at odds with the linear form of the dwelling. I consider that it would conflict with Policy SWDP 21 and the SPD.

6. I have considered all other matters raised but none alter my conclusion. I conclude that the extension would have a harmful effect on the character and appearance of the dwelling. The appeal therefore fails.

J D Clark

INSPECTOR