The Planning Inspectorate

Appeal Decision

Site visit made on 10 December 2018

by Julie Dale Clark BA (Hons) MCD DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 9th January 2019

Appeal Ref: APP/H1840/D/18/3213456
5 The Meadows, Acton Court, Acton Lane, Ombersley DY13 9TF

- 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 Ian Hill against the decision of Wychavon District Council.
- The application Ref 18/00794/HP, dated 23 April 2018, was refused by notice dated 17 July 2018.
- The development proposed is Insertion of 2No. sets of bi-folding doors, relocation of front door, replacement of existing french door, replacement of existing 2No. windows, to the front elevation. Removal of existing brick infill to archway and replace with arched windows and bi-fold door, removal of existing brick infill to archway and replace with arched window and door to rear elevation. Demolition of existing brick chimney, replace with stove flue pipe.

Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site is part of a grouping of former agricultural buildings that have been converted to dwellings. They are arranged around three sides of a grassed courtyard. They are neither Listed Buildings nor are they within a Conservation Area. However their heritage lies in their grouping of former agricultural buildings that have been converted to dwellings. Whilst the group includes different fenestration details, the Council state that this reflected the original openings but maintained a consistent use of materials.

4. The National Planning Framework[1] states that the effect of an application on the significance of a non-designated heritage asset should be taken into account when determining the application. The Framework further states that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. South Worcestershire Development Plan[2] provides further policies on heritage assets

[1] Ministry of Housing, Communities & Local Government National Planning Framework, July 2018 (the Framework).
[2] South Worcestershire Development Plan, Adopted February 2016.

including policies SWDP 6 and SDWP 24; policy SWDP 21 in considering design, also makes reference to heritage assets and their setting.

5. The Council has stated that it is not totally opposed to changes in the fenestration details which I do not disagree with but I also agree that details of the proposal in terms of design and choice of materials are not sympathetic alterations to the historic character and appearance of the building. Given that the appeal site is part of a grouping of converted agricultural buildings, I consider that any alterations require careful consideration.

6. I appreciate that the appellant wishes to improve his home with more modern materials and the subsequent improvement in energy efficiency. I also appreciate that the appeal site is accessible only from a long access drive and so is not highly visible. I note the Case Law referred to. However as a group, Acton Court has a cohesiveness that is part of its historical interest. I have considered all other matters raised but none alter my conclusion.

7. I conclude that the proposal would have a harmful effect on the character of the dwelling and its setting and it would conflict with the objectives of policies SDWP 6, 21 and 24 and the Framework. Therefore the appeal fails.

J D Clark

INSPECTOR