



Appeal Decision

Site visit made on 14 May 2019

by A. J. Boughton MA (IPSD) Dip.Arch. Dip.(Conservation) RIBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 July 2019

Appeal Ref: APP/N3020/W/19/3223336

12 Bank Hill Woodborough NG14 6EF

- 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 and Mrs Quincey against the decision of Gedling Borough Council.
 - The application Ref 2018/1155, dated 7 December 2018, was refused by notice dated 15 February 2019.
 - The development proposed is Replacement dwelling with attached garage, gymnasium and pool building.
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Decision

1. The appeal is allowed and planning permission is granted for a replacement dwelling with attached garage, gymnasium and pool building at 12 Bank Hill Woodborough NG14 6EF in accordance with the terms of the application, Ref 2018/1155, dated 7 December 2018, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby approved shall be completed in accordance with the following approved plans: P-02 Rev C, P-04 Rev B, P-05 Rev C, P-06 Rev D, and P-07 Rev B.
 - 3) No above ground construction works shall commence until samples of the proposed external facing materials and the proposed hard surfacing materials to be used in the construction of the development have been submitted to, and approved in writing by, the Local Planning Authority and the development shall only be undertaken in accordance with the materials so approved and shall be retained as such thereafter.

Main Issues

2. The main issues are the effect of the development on:
 - the significance of the Woodborough Conservation Area and
 - the character and appearance of the area.

Preliminary Matter

3. The refusal was contrary to recommendation of officers. No case has been made to substantiate the reasons for refusal. I have therefore determined the appeal on the basis of the refusal reasons given.

Reasons

Significance of the Conservation Area

4. The appeal site is located within a row of 6 large detached houses, 4-14 Bank Hill, of individual design each having extensive curtilage. The houses are, as a whole, outwith but enclosed on three sides by, the Woodborough Conservation Area (WCA). These six properties share an access drive which runs parallel to the B684/Bank Hill which runs roughly north close to the front boundary and then continues through the main part of the village. The existing dwelling proposed to be replaced is set well back within a very deep plot and fronted by an avenue of large Lime trees close to the hedge that separates the shared access drive from the main road beyond.
5. The main area of the WCA surrounds the historic core of the village. This is connected to a smaller part of the WCA to the south of the appeal site by a narrow 'neck' of land in front of the appeal site. The WCA character appraisal indicates an intention to extend the WCA to include the parkland opposite the appeal site and also the avenue of trees within the plot boundaries of 12 Bank Hill (N0.12) and its neighbours. The replacement dwelling would be 40-50m from the boundary of the WCA and would not be apparent from Bank Hill, which is set lower than the surrounding land at this point, separated from the plot frontage and shared drive by a substantial hedge and the avenue of mature trees.
6. The significance of the WCA lies in its protection of the historic core of Woodborough and other parts of the village such as Woodborough Hall within a rural setting. Although the significance of a conservation area may be affected by development outside its perimeter and inter-visibility is not always necessary for that to occur, to my mind No.12 and its neighbours are secluded from the WCA to such a degree that redevelopment of the appeal site, even with some increase in height, would be evident only to neighbouring occupiers. The development proposed will not affect how the WCA is, as a whole, experienced. Even if the proposed replacement dwelling were to be glimpsed from other viewpoints, it will be similar in height to its neighbour, 14 Bank Hill, and not obtrusive.
7. I therefore conclude that the proposal would not cause harm to the significance of the designated heritage asset which is the WCA.

Character and appearance.

8. The development is a replacement dwelling within Green Belt and a modification to a previous replacement dwelling proposal; it sits between existing dwellings within a village boundary. I note the conclusions as to green belt policy appearing in the officer report.
9. The character of the part of Woodborough that contains 4-14 Bank Hill is that of seclusion and being 'apart' from the rest of the village. The development pattern derives from individual designs of dwellings within very large separate plots. There is no sense of visual cohesion between the dwellings, other than that created by the surrounding greenery.
10. The existing house sits between a large two-storey dwelling 14 Bank Hill (No.14) and on its northern side a house of broadly similar height amounting to

one-and-a-half storeys. The replacement dwelling would be similar in height to No.14.

11. The National Planning Policy Framework (Framework) indicates that good design contributes to sustainable development. The design of the proposed replacement dwelling is that of a fresh confident entity which contrasts positively, in so far as the screening and separation of plots allows, with its neighbours. Having regard to the explanation of the design approach provided by the appellant I consider the design is of appropriate scale and mass with a confident and positive use of materials and detail. I am not persuaded of the criticisms made in relation to the changes from the previous planning permission for a replacement dwelling. The proposal would not harm the character and appearance of the village.
12. I have already concluded the proposal would not harm the significance of the WCA. It will neither encroach upon the Green Belt nor affect views into the village. For the reasons set out I conclude the proposal does not conflict with Policies 10 and 11 of the Aligned Core Strategy (2014) (ACS) for the Boroughs of Broxtowe, Gedling and Nottingham City, nor with the Policies LPD14 LPD15, and LPD28 of the Gedling Borough Local Planning Document which seek to ensure development does not adversely affect the Green Belt, or conservation areas.
13. For the reasons given the proposal accords with the development plan taken as a whole, and, in consequence, the appeal succeeds.

Conditions

14. The Council have suggested conditions which I have adjusted. Conditions to ensure the development is completed in accordance with approved plans and to approve external materials are necessary to ensure the development retains a high design quality.

Andrew Boughton

INSPECTOR