



Appeal Decision

Site visit made on 18 April 2019

by Rebecca McAndrew, BA Hons, PG Dip Urban Design, MSc, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29th July 2019

Appeal Ref: APP/G1630/D/19/3221256

Highfield, Green Lane, Witcombe, Gloucester, GL3 4TY

- 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 Bryn Williams against the decision of Tewkesbury Borough Council.
 - The application Ref 18/00797/FUL, dated 1 August 2018, was refused by notice dated 19 November 2018.
 - The development proposed is a ground floor extension to create a garden room and first floor extension over garage to provide 2 bedrooms and bathroom.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the existing dwelling and the surrounding part of the Cotswolds Area of Outstanding Natural Beauty (AONB).

Reasons

3. Policies HOU8 of Tewkesbury Borough Local Plan 2006 (LP) and SD4 of the Joint Core Strategy 2017 (JCS), taken together, require schemes to achieve a good standard of design by responding to the existing dwelling and reflecting the character of the site and the surrounding area.
4. The proposed extension would join the existing garage to the main dwelling and add an additional storey above. The overall structure would measure in excess of half the width of the existing house, which would be harmfully out of scale with the original dwelling. Whilst this is not a historic property, it was designed to reflect the local vernacular. The elongation of the dwelling would undermine its design integrity and pleasing vernacular appearance and character.
5. The proposal would introduce dormer windows which would fail to reflect the simple design of the existing dwelling. I note the appellant's comment that other properties in the wider area include similar dormers. However, each proposal must be considered on its own merit. Therefore, this does not alter my concerns that the dormers would unduly harm the character and appearance of the dwelling.

6. I recognise that the visual impact of the proposed extension would be marginally reduced by setting it down below the existing ridge height of the property and back behind the front wall. It is also noted that the proposed materials would reflect the existing dwelling. However, these matters would not be sufficient to mitigate the harm I have identified to the character and appearance of the house.
7. Both JCS Policy SD7 and Paragraph 172 of the National Planning Policy Framework (NPPF) seek to protect the AONB, with the latter directing that great weight should be given to conserving and enhancing landscape and scenic beauty. Whilst the appeal site occupies an isolated position and is not visible within the wider AONB, there are clear views of the appeal site from a Public Right of Way (PROW), which skirts around the boundary of the site. Given that I have found the proposal fails to reflect the character and appearance of the property, the views into the site of this dwelling from the PROW would be unacceptably harmed. Consequently, the proposal would harm the character and appearance of the surrounding part AONB and would therefore fail to conserve or enhance the scenic beauty of the area.
8. Taking all these matters into consideration, I conclude the proposal would harm the character and appearance of the existing dwelling and the AONB. It would therefore be contrary to the requirements of LP Policy HOU8, JCS policies SD4 and SD7 and Paragraph 172 of the NPPF.
9. For the reasons given, the appeal is dismissed.

Rebecca McAndrew

INSPECTOR