



Appeal Decision

Site visit made on 10 June 2019

by Jan Hebblethwaite MA Solicitor (non-practising)

an Inspector appointed by the Secretary of State

Decision date: 6th August 2019

Appeal Ref: APP/Q1825/D/19/3227146

3, High Street, Feckenham B96 6HN

- 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 King against the decision of Redditch Borough Council.
 - The application Ref 19/00081/FUL, dated 22 January 2019, was refused by notice dated 14 March 2019.
 - The development proposed is single storey rear extension with cat slide roof.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a single storey rear extension with cat slide roof at 3, High Street Feckenham in accordance with the terms of the application, ref 19/00081/FUL, dated 22 January 2019, and the plans submitted with it, subject to the conditions set out in the schedule at the end of this decision letter.

Procedural Matter

2. The application on which this appeal is based is a resubmission of a scheme proposed in 2018 but which was scaled down to meet the Council's requirements. The reduced scheme was subsequently granted planning permission under reference 18/01048/FUL (the approved scheme). The difference between the approved scheme and the current appeal proposal is that the set-back of the side extension from the original flank wall of the house was 550mm in the approved scheme but would be reduced to 225mm. As the significance and effect of the smaller extension on the conservation area were considered as part of the application for the approved scheme, this appeal decision will assess the effect of the additional floorspace in the proposed extension and not the principal of an extension at the appeal property.

Main Issue

3. The main issue in this appeal is the effect of the proposed development on the character and appearance of the host property with due regard to the Feckenham Conservation Area.

Reasons

4. The appeal site is a 19th century end of terrace house in the conservation area, at the junction of the two main streets in the village. High Street is the principal access route into and out of the village and is used by the majority of

local residents.¹ The conservation area contains an attractive mix of styles and buildings which has developed over very many years, the oldest buildings dating from the 16th century. The area contains several examples of original buildings with later additions, some more recent than others. The appeal property has historically (probably in the mid-19th century) been extended by the construction of a single storey "outshot". The proposed development is to extend the single storey wing.

5. The appeal property is not a designated heritage asset in its own right, nor is it a locally listed building, but as an historic building within the conservation area, it contributes towards the character and appearance of a designated heritage asset. The contribution made by the appeal property is as part of a street frontage and its side garden which together with its immediate neighbours, has group value.
6. The character of the conservation area as a whole is a village which has grown and developed over several centuries. It is the mix of largely residential building types, styles and, to some extent, materials which gives it a traditional feel. Several buildings have extensions of varying ages and styles and this results in an attractive eclectic and somewhat haphazard layout. Within this context, a building which is 325mm wider than the permitted scheme would not, in my opinion, cause any more harm to character and appearance than the approved scheme. The plan form of the appeal property will be slightly changed but having taken that into account my view remains that the character of the host building and the conservation area would not be harmed by the proposed development.
7. Neither the permitted scheme nor that proposed would be readily visible from the High Street frontage. There may be glimpsed views of the proposed extension by passers-by on the High Street and from the private road to the side. I do not believe that the difference in width between the permitted scheme and the appeal scheme would be apparent to the observer. As a single storey extension, with a ridge height which is no higher than the approved scheme, the proposed extension would have a larger cat slide roof than the approved scheme. However, I do not consider that the larger roof nor the additional width of the extension would make the proposed development any less subservient to the main part of the cottage than the approved scheme. As a result, and provided the materials match the original dwelling, I do not consider that the appearance of the building or conservation area would be harmed by the proposed development.
8. I conclude that having paid special attention to the desirability of preserving and enhancing the character and appearance of the conservation area, the proposed development would cause no harm to the conservation area nor to the host building. The proposal would therefore not conflict Paragraph 200 of the Framework² nor with Policies 36, 37 and 38 of the Borough of Redditch Local Plan No.4 (January 2017) (RLP) which seek to protect non-designated heritage assets and their setting and provide criteria for development proposals in conservation areas.

¹ Feckenham Conservation Area, Character Appraisal April 2006

² National Planning Policy Framework 2019

Conditions

9. I have reviewed the conditions attached by the Council to the approved scheme and have adopted them as applicable to the proposed development. In addition to the standard three-year time limitation for commencement, I have imposed a condition requiring the development to be carried out in accordance with the submitted plans in the interests of certainty. A condition is also required with regard to materials in the interests of the visual amenities of the conservation area.

Conclusion

10. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed subject to the conditions set out in the schedule below.

Jan Hebblethwaite

INSPECTOR

Schedule of Conditions

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.
- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

1886-03 -Proposed plans and elevations;

1886-04-Block Plan;

1886-05-3D rear perspective.
- 3) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building.

End of Schedule