



Appeal Decision

Site visit made on 8 July 2019 by G Sibley MPLAN MRTPI

Decision by A U Ghafoor BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 August 2019

Appeal Ref: APP/P1615/D/19/3226506

The Coach House, Newnham Road, Blakeney GL15 4AE

- 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 Emma & Jason Smith against the decision of Forest of Dean Council.
 - The application Ref: P0063/19/FUL, dated 16 January 2019, was refused by notice dated 13 March 2019.
 - The development proposed is a second storey extension over existing kitchen.
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Decision

1. The appeal is allowed, and planning permission is granted for a second storey extension over existing kitchen at The Coach House, Newnham Road, Blakeney GL15 4AE in accordance with the terms of application Ref: P0063/19/FUL, dated 16 January 2019 and subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used on the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the approved plans listed: No. A001; No. A100; No. A101 Rev B and No. A102 Rev A.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The effect of the proposed development upon the character and appearance of the host building and street scene.

Reasons for the Recommendation

4. The first-floor extension is proposed to be on the western side of the property and there are a number of single storey buildings associated with the campsite that are to the west and to the south of the appeal site. To the north of the appeal site is a two-storey building.

5. The existing building is mainly two storeys with the single storey elements on the western side of the building, which also extends behind the rear elevation of the main property. The front elevation of the single storey extension is constructed from grey stonework with a pitched slate roof. The extension to the rear of the building has a flat roof and has been rendered.
6. The main property, whilst not listed or locally listed, is an attractive building and it positively contributes to the character of the street scene. This is due to the quality of the materials used in its construction and the architectural details like the window cils. The single-storey buildings to the west of the site, which are holiday lets, have been designed to incorporate many of the design characteristics of The Coach House. The two-storey building to the rear shares some of the same design features although different building materials have been used in its construction. The holiday lets and The Coach House have a much clearer shared architectural design. As such the size of the building is not a defining feature.
7. The proposed first floor extension would use materials to match the existing building and as such this would maintain one of the main features of the property. This would also result in the removal of the flat roof and rendered rear extension which currently detracts from the external appearance of The Coach House. The evidence presented shows that the appeal building has not been extended and the distinctive L-shape form is an integral part of its architectural style. The proposed development would complement the footprint of the building and as such the first-floor addition would not significantly change its built-form.
8. The existing single-storey element to the west of The Coach House has a pitched roof and as such the difference in the overall height would be limited when viewed from the front elevation. The rear extension would not be overly visible from the public domain and would not be harmfully overbearing for the occupiers of the property to the rear, due to the distance between the two properties. Nevertheless, the building to the rear would still be significantly larger than The Coach House with the proposed extension and as such it would still be subordinate to it and the wider estate. The proposed extension would increase the bulk of the dwelling, but its scale and size would not have a visually detrimental effect when seen from public or private vantages.
9. I find that the proposed development would not harm the character and appearance of The Coach House or street scene. Accordingly, the scheme would comply with Policy CSP.1 of the Core Strategy Adopted Version and Policy AP.4 of the Allocations Plan (2026). The proposed development would also be in accordance with the Residential Design Guide and would also be in accordance with the National Planning Policy Framework.

Conditions and Other Matters

10. The Council have suggested three conditions and I have reworded them where necessary for clarity. Condition 3 has been reworded to include reference to the drawing numbers associated with the application as this provides certainty.
11. A window is proposed on the eastern elevation of the rear extension and whilst there maybe some overlooking of the patio and pool area the extension would be set back a reasonable distance from it. As such, the development would not materially harm the living conditions of the occupiers of the dwelling.

Conclusion and Recommendation

12. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed.

G Sibley

APPEAL PLANNING OFFICER

Inspector's Decision

13. I have considered all the submitted evidence and the Appeal Planning Officer's report, and, on that basis, I too agree that the appeal should be allowed subject to the conditions stated above.

A U Ghafoor

INSPECTOR