



Appeal Decision

Site visit made on 13 August 2019

by S Thomas BSc (hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 07 October 2019

Appeal Ref: APP/H1840/D/19/3230179

Pleck Lodge, Quarry Bank, Hartlebury DY11 7TE

- 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 Forouhandeh against the decision of Wychavon District Council.
 - The application Ref 19/00522/HP, dated 4 March 2019, was refused by notice dated 7 May 2019.
 - The development proposed is single storey extension and enlargement of existing dormer window.
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Decision

1. The appeal is allowed, and planning permission is granted for a single storey extension and enlargement of existing dormer window at Pleck Lodge, Quarry Bank, Hartlebury DY11 7TE. This is in accordance with the terms of the application Ref 19/00522/HP, dated 4 March 2019, subject to the conditions in the attached schedule.

Main Issues

2. The main issues are the effect of the proposed development on (i) a non-designated heritage asset and (ii) whether it would preserve or enhance the character or appearance of the Hartlebury Conservation Area (CA).

Reasons

Effect on a non-designated heritage asset

3. Pleck Lodge is a property of distinct character located within the Hartlebury CA at its southern edge. It is located within an area which is characterised by large dwellings of varying styles and ages situated along Quarry Bank Road. The network of trees and vegetation creates a pleasant verdant residential area.
4. The steep roof pitches of the property together with the eaves detailing and the dormer windows make it a locally attractive building. The property is identified as a non-designated heritage asset, due to its architectural value alongside it having historic interest in allowing an understanding of the evolution of Hartlebury.
5. The National Planning Policy Framework (the Framework) says that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application and that a balanced

judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. It is considered the significance of this building is formed by its design elements.

6. The proposed single storey side extension is modest in size and is set back from the front of the property. The eaves of the extension would be set down from the eaves of the original dwelling and tie in with those of the rear extension. It would appear subservient to the original dwelling. The proposed enlargement of the dormer window on the side elevation would satisfactorily replicate the dimensions of the existing dormer window of the original dwelling and would therefore create symmetry on this elevation. Furthermore, the proposed use of matching render and eaves detailing would help visually tie this extension to the original dwelling.
7. This coupled with the proposed re-use of the existing windows of the dwelling in the front and side elevation of the new extension would assist in harmonising it with the original dwelling. The proposed mansard roof whilst a much shallower pitch would generally reflect the existing slopes of the roofs and dormers. The proposed roof lantern would appear as a modern addition to the extension but from the front elevation would not be unacceptable when viewed from the street. The property benefits from mature vegetation along its southern boundary which limits views into it from the south. It is considered therefore on balance that the proposal is of an acceptable design and would not harm the overall prevailing character of Pleck Lodge.
8. For the reasons outlined above I conclude that the proposal would not be contrary to Policies SWDP6 and SWDP24 of the South Worcestershire Development Plan (Development Plan) (2016) or the Framework.

Effect on the CA

9. The CA is defined by the Castle and its grounds, the church and its churchyard and park within the historic core, providing the setting to many of the historic buildings that line the streets in this area. Its significance lies in the survival of the historic identity in its buildings and surviving detailing in materials and boundaries and the contribution that the natural environment with its open spaces and mature trees make to the character of this area.
10. Within the Conservation Area Appraisal and Management Plan (CAAMP), there is no identification of the contribution that Pleck Lodge makes to the CA, however it identifies there are many unlisted buildings which have qualities that are locally important, and which make a positive contribution to the area. The appraisal map within this document identifies key unlisted buildings of local interest, however Pleck Lodge is not identified as part of these.
11. I also note from my site visit the recent development of 4 modern properties to the rear of Pleck Lodge which is now part of the character of the CA in this location forming the backdrop to how Pleck Lodge is viewed from the street scene. Pleck Lodge is prominent in the street scene on the approach from the north, but the proposed extension would be to the opposite side of the building and would be hidden from this key view. The proposed extension would only be partially visible when passing the property.
12. Taking all of this into account, the proposal would not harm the character or appearance of the Hartlebury CA and would preserve its significance as a

designated heritage asset. It would not be in conflict with policies SWDP6 and SWDP24 or the Framework, which requires great weight to be given to an asset's conservation.

Conditions

13. I have considered the suggested conditions in light of the Framework and Planning Practice Guidance. I have imposed a condition specifying the relevant drawings in the interests of certainty and a condition on matching materials in order to ensure the satisfactory appearance of the development. In addition, the Council has requested a condition to ensure an appropriate sustainable drainage system is provided to meet the requirements of Policy SWDP29 of the Development Plan. I have therefore included this subject to some minor amendments in the interests of safeguarding the water environment and flood prevention.

Conclusion

14. For the reasons given above, the appeal is allowed.

Stephen Thomas

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Plan & Elevations Drawing No 19-374-1; Proposed Plan & Elevations Drawing No 19-374-2; Location & Site Plan Drawing No 19-374-3.
- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 4) Prior to the first occupation of the development hereby permitted, the sustainable drainage details set out in the submitted Water Management Statement shall be fully implemented and shall thereafter be retained.