
Appeal Decision

Site visit made on 1 October 2019

by R Barrett BSc (Hons) MSc Dip UD Dip Hist Cons MRTPI IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 18th October 2019

Appeal Ref: APP/C1760/W/19/3226929

Jessam Cottage, The Village, West Tytherley, Salisbury SP5 1NF

- 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 M Parrott against the decision of Test Valley Borough Council.
 - The application Ref 18/02090/FULLS, dated 28 July 2018, was refused by notice dated 30 January 2019.
 - The development proposed is described as 'single storey rear extension to provide an extended kitchen'.
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Appeal Ref: APP/C1760/Y/19/3226933

Jessam Cottage, The Village, West Tytherley, Salisbury SP5 1NF

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr and Mrs M Parrott against the decision of Test Valley Borough Council.
 - The application Ref 18/02092/LBWS, dated 28 July 2018, was refused by notice dated 30 January 2019.
 - The development proposed is described as 'single storey rear extension to provide an extended kitchen'.
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Decisions

1. Both appeals are dismissed.

Procedural Matters

2. The above descriptions of development are taken from the Council's decision notices, as they more accurately reflect the proposed development sought. This also accords with the description of proposed development in the appellant's appeal forms.
3. Both appeals relate to the same site. Whilst I have considered each proposal on its own merits, given that they have much in common, and in the interests of brevity, I have dealt with them in one document.

Main Issues

4. Whether the proposed development and works would preserve the special architectural or historic interest of Jessam Cottage, a grade II listed building; and whether they would preserve or enhance the character or appearance of the West Tytherley Conservation Area.

Reasons

5. The appeal site includes a partly timber framed cottage with colour washed walls, a prominent thatched roof and central chimney stack. Its 16th century core, which fronts the street has a generally simple, linear and rectangular form. Although extended, by a two storey wing and small rear lean to addition, the appeal property retains its modest size, simple rectangular form and traditional detailing, matters which contribute to its significance as a listed building. The house sits within a spacious garden and though there are large buildings to its rear, there is sufficient space to ensure that the buildings read as separate to the house, resulting in an open spacious setting to the listed building, which contributes to the heritage asset's significance.
6. The appeal site is located within the West Tytherley Conservation Area. It includes a collection of historic buildings of varying size, age, style and design, many of which have been altered and extended over time in a manner which contributes to their character and appearance. Trees, planting and open space, including rear gardens, add to the Conservations Area's spacious and rural feel. The appeal site, its historic fabric, simple rectangular form and historic detailing along with its spacious rear garden and planting, significantly contributes to the character and appearance of the Conservation Area that I have identified.
7. The appeal proposal would be large in relation to the existing building, extending beyond the rear building line of the later two storey wing. It would therefore appear out of scale with it. It would represent a significant increase in width, such that it would compromise the simple linear form of the historic core. Its height would interrupt views of the existing building and the later lean-to addition, which would diminish an understanding of its history. Further, by linking on to an existing lean-to addition in the manner proposed, it would fail to integrate successfully with the existing building, particularly when viewed from the side nearest the recreation ground. Moreover, the proposed hipped roof, would appear particularly out of place against the soft lines of the traditional thatched roof. Finally, due to its size and siting, it would diminish the gap between the rear of the dwelling and the large outbuilding to its rear, which would erode the building's open spacious setting.
8. In coming to this conclusion, I am aware that the proposed addition would not be directly adjacent to the listed building's historic core. However, my concern is for the building as a whole.
9. I have previously found that the appeal site contributes to the character and appearance of the Conservation Area. I have also found that unacceptable harm to the listed building would be a consequence of this proposal. It therefore follows that it would fail to preserve the character and appearance of the Conservation Area. On my site visit I appreciated views of the rear of the appeal site from Chalk Pit Lane; a matter that adds to my concern in this regard.
10. I conclude that the appeal proposal would fail to preserve the special architectural and historic interest of Jessam Cottage, a grade II listed building. Further it would not preserve or enhance the character or appearance of the West Tytherley Conservation Area. For these reasons it would be contrary to policies E1 and E9 of the Test Valley Borough Revised Local Plan DPD Adopted Local Plan 2011-2029 (2016). Those policies, together, seek development that is high quality in terms of design and local distinctiveness and would make a

positive contribution to sustaining or enhancing the significance of the heritage asset.

Other Matters

11. I note the appellant's concern regarding the Council's pre-application advice and the way in which the appeal application was determined. However, this is a matter between the Council and the appellant in the first instance.
12. I note that the appellant has submitted a number of previous applications to extend the property and acknowledge the efforts made to address the Council's concerns. I also acknowledge that the appeal proposal would provide enhanced living conditions for existing and future occupiers and it is intended to be built to meet modern standards. That would enable the property to evolve to accommodate modern living. However, that needs to be done in a manner that would preserve the heritage significance of the listed building and the Conservation Area.

Public Benefits

13. In accordance with paragraph 193 of the National Planning Policy Framework (the Framework), I accord great weight to the conservation of a designated heritage asset. I consider that the harm to the significance of the listed building and Conservation Area would, together, be less than substantial. This is a matter to which I attach considerable importance and weight. However, in this case, no public benefits, as identified in paragraph 196 of the Framework, are before me, which would outweigh that harm.

Conclusion

14. For the above reasons, and taking all other matters raised into consideration, I conclude that both appeals should be dismissed.

R Barrett

INSPECTOR