
Appeal Decision

Site visit made on 30 September 2019 by AJ Sutton BA Hons DipTP DMS MRTPI

by R C Kirby BA Hons DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17th December 2019

Appeal Ref: APP/J3720/D/19/3234542

The Bungalow, Friday Street, Lower Quinton, CV37 8SQ

- 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 Cobb against the decision of Stratford on Avon District Council.
 - The application Ref 19/00914/FUL, dated 1 April 2019, was refused by notice dated 10 June 2019.
 - The development proposed is described as 'Extension to existing bungalow'.
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Decision

1. The appeal is allowed, and planning permission is granted for the extension to existing bungalow at The Bungalow, Friday Street, Lower Quinton, CV37 8SQ in accordance with the terms of application Ref 19/00914/FUL, dated 1 April 2019 and subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Elevations Plan 18-209-03B; Location and Block Plan 18-201-01B.
 - 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.

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.

Procedural Matter

3. The Council's decision notice made reference to Policies CS.1, CS.5 and AS.10 of the Stratford-on-Avon District Core Strategy 2011 to 2013 (Core Strategy). However, I have not been provided with a copy of these policies and have been unable to consider the proposal against them.

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the host dwelling and surrounding area.

Reasons for Recommendation

5. The appeal property is located at the edge of the rural settlement of Lower Quinton. The plot within which it is situated is accessed via a short track, bound by high hedges, branching off Friday Street. The bungalow is positioned on the north boundary of its plot, well screened on three boundaries, with uninterrupted views of open countryside to the east. It is set behind a mix of semi-detached and detached properties at the end of Friday Street. Properties in the surrounding area are a mix of architectural periods, predominantly two storey dwellings, fronting Friday Street, set in plots of varying sizes.
6. The appeal property is a relatively small bungalow, and rectangular in shape. The new extension would be constructed on part of the front elevation and the resultant building would be 'T' shaped. Whilst the extension would project some distance from the front wall of the host property, its design, set in from the side elevations of the property, and footprint would ensure that it would be subservient in scale to the existing dwelling. Moreover, the proposal would utilise materials to match the existing dwelling and its scale and design would be sympathetic.
7. This edge of village location is rural in character, with agricultural fields adjoining the rear elevation of the property. Although the extension would be constructed on part of the front garden, in a similar position to new dwellings which have been refused planning permission by the Council, sufficient garden would remain to ensure that the resultant dwelling would not appear cramped upon the plot. Moreover, the proposal would be viewed in the context of the built-up part of the village and would not intrude into views of the open countryside beyond the appeal site. Having regard to these matters I find that the proposal would be sympathetic to the local character and quality of the area.
8. In view of my findings I conclude that the proposal would respect the character and appearance of the host dwelling and the surrounding area, in accordance with the aims of Core Strategy Policies CS.9 and CS.20 which require alterations to dwellings to be of an appropriate scale and subservient in relation to existing buildings and that development should enhance the sense of place, reflecting the character and distinctiveness of the locality and achieve good design. Furthermore, the proposal would reflect guidance set out in the Stratford-on-Avon District Design Guide 2001 in respect of the design being informed by and harmonising with the host building, its plot and locality.

Conditions

9. The Council has suggested that a number of conditions are imposed in the event that the appeal is allowed. A condition to ensure that the development is undertaken as approved is necessary for certainty. To protect the character and appearance of the area, a condition requiring that the materials match those of the existing dwelling is also necessary.

Recommendation

10. For the reasons outlined above, I recommend that this appeal should be allowed with the suggested conditions.

A J Sutton

APPEAL PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is allowed with the suggested conditions.

R C Kirby

INSPECTOR