
Appeal Decision

Site visit made on 17 December 2019

by J Gibson BUEP MPIA

an Inspector appointed by the Secretary of State

Decision date: 19 February 2020

Appeal Ref: APP/W1850/D/19/3238811

Lilac Cottage, Three Ashes, Hereford HR2 8LU

- 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 Taylor against the decision of Herefordshire Council.
 - The application Ref 191331, dated 11 April 2019, was refused by notice dated 24 July 2019.
 - The development proposed is a first floor extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The effect of the proposed development on the character and appearance of the host dwelling and surrounding area.

Reasons

3. The appeal site is known as Lilac Cottage and is an attached dwelling which combines with neighbouring properties to form a unique cluster of dwellings in the countryside. The existing dwelling is irregular in shape with a single storey side extension which projects forward of the host dwelling.
4. The proposed first floor extension would be located above the existing side extension but would have a larger footprint, resulting in an incongruous overhang. The excessive size of the proposal compared to the existing extension, and its prominent siting forward of the host dwelling, would appear dominant compared to the host dwelling from the street scene. The use of horizontal timber cladding on the exterior of the first floor extension as proposed would further exacerbate its bulky appearance.
5. Whilst horizontal timber cladding has been used on the detached shed on the site, I did not observe examples of this façade treatment being used on the existing dwelling or the attached dwellings on neighbouring properties. The proposed external finish for the first floor extension would therefore appear discordant with the predominant features of the host dwelling, detracting from the character and appearance of the surrounding area.
6. Accordingly, the proposed first floor extension would harm the character and appearance of the host dwelling and surrounding area. It would conflict with Policy SD1 of the Herefordshire Local Plan Core Strategy (adopted October

2015) and Section 12 of the National Planning Policy Framework. These policies seek, amongst other things, to ensure development is designed to maintain the local distinctiveness of surrounding development and the character of the area.

Other Matters

7. I note the basis for which the appellants are seeking the proposed first floor extension. However, such personal circumstances would not outweigh the well-established planning policy aims to protect the character and appearance of areas in this instance.

Conclusion

8. For the reasons given above I conclude that the appeal should be dismissed.

J Gibson

INSPECTOR