



Appeal Decision

Site visit made on 11 February 2020

by Adrian Hunter BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2nd April 2020

Appeal Ref: APP/G1630/W/19/3239722

Orchard Lea, Corndean Lane, Winchcombe, Cheltenham GL54 5NL

- 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 Joe Dziczaniec against the decision of Tewkesbury Borough Council.
 - The application Ref 19/00377/FUL, dated 8 March 2019, was refused by notice dated 27 August 2019.
 - The development proposed is for proposed amendments to garage designs as approved previously under Approval Ref 14/01090/FUL.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal upon the character and appearance of the area, which lies in the Cotswolds Area of Outstanding Natural Beauty (AONB), with particular regard to the design and materials of the proposed garage.

Reasons

3. The appeal site comprises a large detached property. The existing building on site comprises two elements, an original stone built bungalow and a recently constructed two storey extension. As part of the permission for this extension, a single storey car port was included within the scheme. This has yet to be erected. It is this element to which the appeal relates.
4. The proposal would retain the car port in the same location as the extant permission, but would amend the roof of the building to include two front gabled pike windows. This would allow for the provision of a room above the car port, accessed via an external staircase on the western side of the building. As a result of the changes, when compared with the approved scheme, the eaves level of the building would increase in height and the pitch of the roof would be reduced.
5. Turning to the question of materials, I note that there is a discrepancy between the application form and the plans with regards to the proposed finished appearance of the building. Whilst the forms refer to Cedar click fibre cement weatherboard cladding, the plans specify the proposed materials would match the existing dwelling as previously approved. Therefore, on the basis of the information provided on the drawings, I conclude that a building could be

erected with materials that would respect the character and appearance of the area. The provision of such materials could be controlled by condition.

6. The proposed building would be located adjacent to the front boundary of the site and in front of the dwelling. I note that the position and the principal of a building in this location is not an issue between the parties. However, given its position, any building in this location would be visible within the street scene.
7. I note that the site lies within the AONB, where great weight should be given to conserving and enhancing the landscape and scenic beauty of the area. Policy SD7 (The Cotswolds Area of Outstanding Natural Beauty) of the Gloucester, Cheltenham and Tewksbury Joint Core Strategy 2011-2031, Adopted December 2017 (JCS), requires all development proposals to enhance the landscape, scenic beauty and other special qualities of the AONB. Policy SD4 (Design Requirements) requires amongst other things, new development to respond positively to and respect the character of its site and surroundings. I also note the Policies 5.1 and 5.5 of the Winchcombe and Sudley Neighbourhood Plan 2011-2031 (WSNP) which requires new development to respond positively to, and respect the character of the site and its surroundings in terms of street pattern, layout, mass and form.
8. Whilst the overall height of the building matches the approved scheme, the eaves height of the proposed building would be higher, which, along with the introduction of the front gables, would increase the overall bulk and mass of the proposed building. The existing building on site comprises a relatively modest bungalow, which has recently been extended with the provision of a two storey addition. Due to the additional bulk and mass, the proposal would create a building that would not be subservient to the main building on site and would fail to positively respond to its site and surroundings. The building would be prominent within the street scene and would therefore not conserve and enhance the scenic beauty of the area. As a result, the proposal would harm the character and appearance of the area.
9. For the reasons outlined above, I have therefore concluded that the proposed development is harmful to the character and appearance of the area and would fail to preserve the natural beauty of the Cotswolds AONB and, in this respect, is contrary to Policies SD4 and SD7 of the JCS and Policies contained within Part 12 and paragraph 172 of the National Planning Policy Framework.

Conclusion

10. I conclude, for the reasons outlined above, and having considered all matters, that the appeal should be dismissed.

Adrian Hunter

INSPECTOR