
Appeal Decisions

Site visit made on 29 June 2020

by H Butcher MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8th July 2020

Appeal A: APP/H1705/W/20/3245749

Fairfields, Mortimer Lane, Fair Oak Green, Stratfield Saye RG7 2DL

- 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 Bruty against the decision of Basingstoke & Deane Borough Council.
 - The application Ref 19/02628/HSE, dated 24 September 2019, was refused by notice dated 10 December 2019.
 - The development proposed is a single storey oak extension.
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Appeal B: APP/H1705/Y/20/3245748

Fairfields, Mortimer Lane, Fair Oak Green, Stratfield Saye RG7 2DL

- 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 & Mrs Bruty against the decision of Basingstoke & Deane Borough Council.
 - The application Ref 19/02629/LBC, dated 24 September 2019, was refused by notice dated 21 November 2019.
 - The works proposed is a single storey oak extension.
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Decision

Appeal A

1. The appeal is allowed and planning permission is granted for a single storey oak extension at Fairfields, Mortimer Lane, Fair Oak Green, Stratfield Saye RG7 2DL in accordance with the terms of the application, Ref 19/02628/HSE, dated 24 September 2019, subject to the conditions in the attached schedule.

Appeal B

2. The appeal is allowed and listed building consent is granted for a single storey oak extension at Fairfields, Mortimer Lane, Fair Oak Green, Stratfield Saye RG7 2DL in accordance with the terms of the application Ref 19/02629/LBC dated 24 September 2019 and the plans submitted with it subject to the conditions in the attached schedule.

Main Issue

3. The main issue is the effect of the proposed extension on the special architectural and historic interest of Fairfields which is Grade II listed.

Reasons

4. Fairfields is a C17/C18 detached timber-framed house with a thatched roof which has a catslide to the rear. It is surrounded largely by arable farmland. Part of its significance is derived from its residential use within a rural setting. The property has been extended over the years, to include a front porch, single storey side, and single storey rear extensions.
5. The proposal is for an oak framed orangery to be constructed off an existing, and relatively recent (circa 2011), single storey brick and oak frame rear extension. Consequently, no historic fabric would be affected by the proposed works. The extension would be lower than; and would also have a lightweight appearance due to its largely glazed construction, when compared to the extension it would be attached to, which in itself is also lower than and subservient to the more historic main part of the dwelling.
6. The timber frame design of the orangery would be reminiscent of the historic timber frame of the property, and I note the Council find the palette of materials proposed broadly acceptable. It would have a very different and more modern design to the original house, but through its design and use of materials it would create a clear but respectful distinction between the two.
7. Whilst a relatively deep off-shoot to the more historic part of the property would be created by the existing single storey rear extension and the orangery, the historic wide and shallow plan form of the property would remain clearly legible and separate to these more modern additions. Therefore, I find no harm in this regard.
8. The orangery would be slightly wider than the single storey rear kitchen extension off which it would be constructed. However, it would be no wider than the sum of single storey rear extensions already in place and as such would not visually obscure any of the more historic architectural features of the property.
9. The property has been extended previously; and the proposal would add to this, but overall the extensions, both existing and proposed, would represent approximately a 42% increase in footprint, meaning these would remain subordinate to the original dwelling.
10. Bringing the above points together the proposal would have no detrimental impact on the special architectural and historic interest of the listed building and its setting. Furthermore, I find no conflict with Policies EM10 and EM11 of the Basingstoke and Deane Local Plan (2011 to 2029) which require new development to respect local character, and to conserve or enhance the historic environment.
11. In addition to the standard time limit conditions I have attached a plans condition as this provides certainty, and materials conditions to ensure a satisfactory finish.
12. For the reasons given the appeals are allowed.

Hayley Butcher

INSPECTOR

Schedule of Conditions

Appeal A: APP/H1705/W/20/3245749

- 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: 11370/01, 11370/02/A, 11370/03/A, 11370/04, 11370/05/A, 11370/06/A, 11370/07/A
- 3) No above ground works shall commence on site until details of materials and finishes have been submitted to and approved in writing by the local planning authority. The submitted details should include samples including on-site sample panels as applicable. The works shall then proceed in strict accordance with the approved submissions. These requirements include provision of information relating to:
 - The size, texture, colour and source of bricks including specials;
 - The bonding and coursing of brickwork;
 - Mortar mixes and joint profile;
 - The material, size, texture and colour of roofing materials, and;
 - The material, colour, finish, size and profile of timber framing.Notwithstanding approval of such information, all works of making good to the listed building shall be undertaken using materials and finishes, workmanship and detailing to match that of the existing building.

Appeal B: APP/H1705/Y/20/3245748

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- 2) No above ground works shall commence on site until details of materials and finishes have been submitted to and approved in writing by the local planning authority. The submitted details should include samples including on-site sample panels as applicable. The works shall then proceed in strict accordance with the approved submissions. These requirements include provision of information relating to:
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