
Appeal Decision

Site visit made on 1 September 2020

by G Pannell BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16th September 2020

Appeal Ref: APP/C1570/D/20/3249700

Cromwells, Watch House Green, Felsted CM6 3EF

- 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 James Popham against the decision of Uttlesford District Council.
 - The application Ref UTT/19/2940/HHF, dated 26 November 2019, was refused by notice dated 23 January 2020.
 - The development proposed is proposed part single, part two storey extension.
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Decision

1. The appeal is allowed and planning permission is granted for first floor front extension, two storey extension to North East elevation and garage conversion at Cromwells, Watch House Green, Felsted CM6 3EF in accordance with the terms of the application, Ref UTT/19/2940/HHF, dated 26 November 2019, and the plans submitted with it, 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: 01; 03A; 06F; 07E; 08F; 09.
 - 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.

Procedural Matters

2. The description of development in the heading above has been taken from the planning application form. However, in Part E of the appeal form the description has been changed to the one that the Council used to deal with the proposal and I have therefore used this in my formal decision as I consider it to better reflect the development proposed.
3. The appeal was submitted after the Felsted Neighbourhood Plan 2018-2033 (NP) was formally made on 25th February 2020 and the parties have had the opportunity to comment on the relevant policies of the adopted document. Therefore, I have considered the appeal against the policies within this document.

Main Issue

4. The main issue is the effect of the development on the character and appearance of the dwelling.

Reasons

5. Cromwells is a converted and extended barn located within a spacious plot, set back from the road. Watch House Green is characterised by detached and semi detached properties, set within good sized plots with landscaping and hedgerows on the boundaries.
6. Whilst Cromwells retains the proportions and some characteristics of the original barn, with weatherboarding and feature glazing within the main gable, the overall character of the dwelling with its substantial single storey wing with a double garage and snooker room is of that of a large house.
7. The proposed extension would not result in any significant increase to the footprint of the existing dwelling, replacing the single storey wing with a two storey development. The front of the extension would be set back from the gable end of the host house and would have a lower roofline. The main gable of the building would also remain unaffected helping to retain some of the character of the original barn. In these ways the proposal would be subservient to the host property.
8. Furthermore, the proposed roof form and use of matching materials, which could be secured by condition, would be in keeping with the host dwelling. As a consequence, the extension would not be overly prominent and would not unbalance, overwhelm or be out of scale with the existing dwelling as a whole.
9. In conclusion, the development would be a sympathetic and proportionate addition that would not detract from the overall character and appearance of the host dwelling. The proposal complies with policies S3, GEN2 and H8 of the Uttlesford Local Plan 2005, which together seek to ensure developments are of a high quality design, are compatible with the settlement's character and countryside setting and require extensions to respect the original building, having regard to scale, form, design and appearance.
10. The proposal is also in accordance with Policy FEL/ICH 1 of the NP which seeks to ensure development proposals respect the character of the Neighbourhood Area.

Other Matters

Setting of Listed buildings

11. Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses when dealing with planning applications. Paragraph 193 of the Framework states that when considering the impact of a proposed development on the significance of a designated asset, great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be.
12. I have considered the effect on the Grade II Listed Building The Watch House which is adjacent to the site. It is set within its own landscaping and given the separation distance from the proposed development, it would not have a significant impact on how the listed building would be appreciated or the elements that form its setting. Therefore, I conclude that the development would not result in harm to the setting of the listed building.

Conditions

13. The Council has suggested conditions which I have considered against the advice in the Framework and Planning Practice Guidance. As well as the standard implementation condition, I have imposed a condition to ensure that the proposal is built in accordance with the approved plans to provide certainty and a condition in respect of materials to safeguard the character and appearance of the area.

Conclusion

14. For the reasons given above I conclude that the appeal should be allowed.

G. Pannell

INSPECTOR