



Appeal Decision

Site visit made on 9 September 2020

by M Shrigley BSc (Hons) MPlan MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 October 2020

Appeal Ref: APP/R0660/D/19/3242342

Old House Barns, Baddiley Lane, Baddiley CW5 8BP

- 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 Tim Worthington against the decision of Cheshire East Council.
 - The application Ref 19/0217N, dated 12 December 2018, was refused by notice dated 11 November 2019.
 - The development proposed is a first-floor extension over existing single storey section of barn, including raised roof section and internal alterations.
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Decision

1. The appeal is allowed, and planning permission is granted for a first-floor extension over existing single storey section of the barn, including raised roof section and internal alterations at Old House Barns, Baddiley Lane, Baddiley CW5 8BP in accordance with the terms of application, 19/0217N, dated 12 December 2018, subject to the following conditions:-
 - 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with approved plan drawing reference number 18/1220(2)G and Location Plan.
 - 3) The materials to be used in construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the appeal property and surrounding area.

Reasons

3. The appeal property is an 'L' shaped converted barn situated within the open countryside. The exterior of the barn displays much of its original agricultural character in terms of window openings and building form. It is predominantly two-storey with a small single storey component on one side and a 'cat slide' roof on the other.
4. The extension would take up a part of the barn which is presently single storey. It is of a modest scale and would represent a small increase in the total size of the converted barn building.

5. I acknowledge that the single storey component of the barn as an existing feature does somewhat break up the overall mass of the building. However, because the dimensions of the extension are modest, the continuation of a higher roofline would be a minor change to the barn's physical appearance. The two window openings proposed would assimilate well with the existing openings on the front and rear elevations, and the external facing materials to be used for the development would also match the existing materials in situ. Considering all these factors together, the extension would integrate successfully with the simple linear form of the main taller section of the building and would complement its attractive features.
6. The third-party objection as well as the Council's delegated report also refers to wider landscape harm arising from the proposal. However, I have found that the extension is in keeping with the agricultural character and appearance of the host building as an existing component of the countryside, therefore its presence in the wider landscape would not be harmful. Moreover, the conclusion within the delegated report also refers to the acceptability of the proposal in its concluding paragraph but I have taken the terms of the Decision Notice to override that conclusion also referenced.
7. I conclude that the proposed development would not have a harmful impact on the character and appearance of the host building. It would comply with the Cheshire East Local Plan Strategy 2010-2030 with respect to: Policy PG.6 which encourages that the appearance of the Cheshire East countryside is preserved and enhanced; Policy SE1 which requires development makes a positive contribution to its surroundings. It would also comply with Policy RES.11 of the Crewe and Nantwich Replacement Local Plan 2011 and the aims of the Borough of Crewe and Nantwich Extensions and Householder Development Supplementary Planning Document 2008 which both require development to respect the setting, scale, design, form and materials of the dwelling to be extended; and Section 12 of the National Planning Policy Framework which encourages good design.

Other Matters

8. I have considered the third-party objection to the development referring to reductions in light and privacy. However, the development would not result in significant harm to neighbouring living conditions because of its limited size, position and non-principal internal room use. Moreover, the Council have not found such impacts to be unacceptable.

Conclusion

9. For the reasons given above I allow the appeal. I have attached standard conditions which are necessary to set out the time limit set out by Section 91 of the Town and Country Planning Act for implementing the consent and for the approved plans to be linked to the planning permission. I have also included a condition relating to the external facing materials to be used for the development to ensure it respects the character of the building.

M Shrigley

INSPECTOR