The Planning Inspectorate

Appeal Decision

Site visit made on 8 December 2020

by Jonathan Edwards BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 December 2020

Appeal Ref: APP/J3720/W/20/3258947
Land adjacent to Hawthorn House, Evesham Street, Arrow B49 5PH

- 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 A P Williams against the decision of Stratford-on-Avon District Council.
- The application Ref 20/01551/FUL, dated 16 June 2020, was refused by notice dated 21 August 2020.
- The development proposed is described as full application for the erection of a single detached dwelling (revised scheme of extant consent ref: 19/01804/FUL).

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect on the character and appearance of the area.

Reasons

3. The proposed house would be viewed from the road through the access. It would be set above the highway and so would be a noticeable building, despite the screening effect of fencing and existing and proposed trees. The dwelling would be viewed with Hawthorn House but it would not be seen with any of the other nearby residences as they are set back from the road and are screened. The area has a semi-rural character due to the prevalent open land, trees and hedges.

4. The proposal's design draws influence from the dwelling already approved for the site. However, the front gable-ended projections and windows would be markedly wider and would give the building a distinct horizontal emphasis. This would be out of keeping with Hawthorn House which has a traditional frontage that accentuates vertical features. Moreover, and despite the proposed porch, the dwelling would have a bland appearance due to the render finish and lack of features around the front fenestration. A planning condition could be imposed that requires cills to be provided but these would not overcome the uncharacteristic squat shape of the front windows.

5. The inclusion of hips would ensure the roof would be no bulkier than the approved dwelling and the plot is large enough to accommodate the development with new planting. However, these factors would fail to address or override the insensitive design of the house.

6. As such, I conclude the development would harm the character and appearance of the area. In this regard, it would be contrary to policies CS.5, CS.9 and AS.10 of the Stratford-on-Avon District Core Strategy 2016. These aim, amongst other things, to ensure development is of a high quality design that is sympathetic to its setting.

7. The scheme would be acceptable in terms of its effect on ecological features, highway safety and the living conditions of residents of Hawthorn House. However, acceptability in these regards is a neutral factor that does not override the identified harm. Therefore, I conclude that the appeal should be dismissed.

Jonathan Edwards

INSPECTOR