



Appeal Decision

Site visit made on 16 December 2020

by Chris Baxter BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 December 2020

Appeal Ref: APP/K3415/D/20/3259857

Wall End Barn, Bellamour Lodge Farm, Cotlon Road (B5013), Colton, Rugeley, Staffordshire WS15 3NZ

- 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 Andrew Smith against the decision of Lichfield District Council.
 - The application Ref 20/00688/FUH, dated 6 May 2020, was refused by notice dated 24 July 2020.
 - The development proposed is described as "proposed detached log cabin (home office) at front of existing dwelling."
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Decision

1. The appeal is allowed and planning permission is granted for proposed detached log cabin (home office) at front of existing dwelling at Wall End Barn, Bellamour Lodge Farm, Cotlon Road (B5013), Colton, Rugeley, Staffordshire WS15 3NZ in accordance with the terms of the application, Ref 20/00688/FUH, dated 6 May 2020, 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: existing location plan; existing block plan; proposed location plan; proposed block plan; floor and elevation plans.
 - 3) Within one month of completion, a bat or bird box shall be installed within the site. The bat or bird box shall thereafter be retained as such for the life of the development.

Main Issue

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

Reasons

3. The surrounding area is characterised predominantly by rural countryside interjected with residential properties. This includes the property on the appeal site which is a converted agricultural building now in residential use along with the garden area where the development is proposed to be located.
4. The proposal would be sympathetic in design and siting, and whilst part of the development would be visible from Colton Road and the access, it would not appear as an overly prominent structure. The proposed materials would differ

from the brick and tile materials of the main building. However, the proposal would be viewed as an ancillary structure within the garden area and would not compromise the appearance of the existing property.

5. The site has been described as being part of a range of former agricultural barns. It is evident that the buildings are in residential use now with domestic items such as garden furniture readily visible. The proposal would add to the domestic nature of the appeal site and given its design, size and choice of materials, it would not adversely detract from the agricultural setting or form of the existing buildings.
6. The former agricultural barns are associated with Bellamour Hall, the ruins of which are a Grade II listed building, and I note that the Council have not raised any concerns with regards to effects on the listed building. Whilst having regard to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 I also do not consider that the proposal unduly harms the setting of nearby listed buildings.
7. Accordingly, the proposal would not have a harmful effect on the character and appearance of the surrounding area. The proposal would be in accordance with Core Policy 3 and Policy BE1 of the Lichfield District Local Plan Strategy, the Rural Development Supplementary Planning Document, the Sustainable Design Supplementary Planning Document and the National Planning Policy Framework which seeks development to ensure high quality development, and protect and enhance the character and distinctiveness of Lichfield District.

Conditions

8. Conditions relating to timeliness and the identification of plans are necessary in the interests of proper planning and to provide certainty. In the interests of biodiversity and habitat, a condition is imposed in relation to bat boxes. The Council had requested a condition relating to materials however, these details were submitted as part of the application form. I have assessed the appeal on the basis of these submitted details and found them to be acceptable. I therefore do not consider a condition relating to materials is necessary.

Conclusion

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

Chris Baxter

INSPECTOR