



Appeal Decision

Site visit made on 26 July 2021

by David Reed BSc DipTP DMS MRTPI

an Inspector appointed by the Secretary of State for Housing, Communities and Local Government

Decision date: 23rd August 2021

Appeal Ref: APP/H0520/D/21/3272231

45 High Street, Upwood, Ramsey PE26 2QE

- 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 M Law & Ms V Talbot-Reid against the decision of Huntingdonshire District Council.
 - The application Ref 20/00439/HHFUL, dated 17 February 2020, was refused by notice dated 18 February 2021.
 - The development proposed is a two-storey side extension.
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Decision

1. The appeal is allowed and permission is granted for the erection of a two-storey side extension at 45 High Street, Upwood, Ramsey PE26 2QE, in accordance with the terms of the application, Ref 20/00439/HHFUL, dated 17 February 2020, subject to the attached schedule of conditions.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area, in particular the effect on Upwood Conservation Area (CA) and the setting of nearby listed buildings.

Reasons

3. The proposal is for two-storey side and rear extensions to No 45, one of a pair of semi-detached houses facing the High Street in the centre of the village, much of which is designated as a CA. Together with its pair No 43 the houses are traditional, Victorian style cottages with white painted brickwork, slate roofs and attractive front porches.
4. The property, although fronting directly onto the back of the footway with its neighbour, has quite an extensive side garden providing a good degree of separation from No 1, a brick and tile chalet bungalow facing away towards Church Lane to the south. As such the side extension would occupy only part of the width of the plot leaving the existing access and garage in place alongside the common boundary with No 1. The side extension would also be set well back from the front elevation of the house, have a limited depth and a lower ridge height than the host building, all features which would give the extension a subordinate appearance alongside the existing house.
5. The proposed rear extension would simply replicate that behind the adjacent house No 43, being about the same width and length as the extension next door and with a similar duo-pitched roof form extending at right angles from

the main roof. The rear extension would therefore complement that of the other semi-detached house.

6. Consequently, contrary to the Council's views, the combined extensions would not distract attention or be disproportionate to the existing property or the pair of semi-detached houses as a whole. Set in its reasonably generous plot the extended house would not be overly prominent in the street scene or comprise an anomalous modern feature. It would still make a positive, unassuming contribution to the intrinsic character and appearance of the village and its CA. The views of the Parish Council, that the extension would be a sympathetic addition to the property, are thus to be preferred.
7. Nos 43/45 occupy a central position in the village and its CA with several listed buildings nearby. These include the Grade I St Peter's Church in its churchyard and Grade II Church Farmhouse beyond No 1 to the south and the Grade II Ailwyn/Upwood House with the adjacent Grade II* The Old Barn set back behind the Grade II boundary wall opposite the site. However, as the proposal would preserve the character and appearance of the village and its CA it follows that the setting of these various listed buildings would also be preserved and the way in which the listed buildings are appreciated and understood in their village context would be unaffected.
8. For these reasons, even giving great weight to their conservation, the proposal would preserve the character and appearance of the Upwood CA and would not adversely affect any nearby listed building through change to its setting. The scheme would therefore comply with Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan 2019 and its supplementary planning documents which require proposals to respond and contribute positively to their context, to successfully integrate with adjoining buildings and spaces and to protect heritage assets. It would also meet the legislative requirement to preserve the character or appearance of the CA and the setting of nearby listed buildings. In the absence of any harm to heritage assets, the public benefits of the proposal do not need to be considered.

Other matters

9. Three conditions are required. In addition to the standard implementation time limit it is necessary to specify the approved plan in the interests of certainty. Whilst the application proposes painted brickwork and a slate roof to match the existing property the Council seeks a condition to approve these details. Given the heritage context of the site this is not unreasonable in the circumstances.
10. Having regard to the above the appeal should be allowed.

David Reed

INSPECTOR

Schedule of conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plan: 20/63/101 dated 13/11/20.
- 3) No development above slab level shall take place until full details (and samples if requested) of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall then be carried out strictly in accordance with the approved details.