



Appeal Decision

Site visit made on 27 August 2021 by M Long

Decision by K Taylor BSc (Hons) PGDip MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 September 2021

Appeal Ref: APP/G1630/D/21/3277456

Sunset, Sunset Lane, Southam, Cheltenham GL52 3NL

- 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 Edwards against the decision of Tewkesbury Borough Council.
 - The application Ref 19/00883/FUL, dated 6 September 2019, was refused by notice dated 24 May 2021.
 - The development proposed is the demolition of modern extensions and erection of double and single storey extensions.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of modern extensions and erection of double and single storey extensions at Sunset, Sunset Lane, Southam, Cheltenham GL52 3NL in accordance with the terms of the application, Ref 19/00883/FUL, dated 6 September 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the approved plans: SK105 Revised Plans and Elevations, PL004 Rev B Proposed Site Plan and PL001 Site Location Plan.
 - 3) No development relating to the installation of external materials shall take place until details of the external surfaces of the extensions hereby permitted are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The details shall include:
 - type, colour, texture, size, coursing, finish, mortar, jointing and pointing of stonework;
 - type, colour, texture, size and design of roofing materials;
 - a specification of the proposed timber cladding including the dimensions, profile and a description of the stain or paint finish to be applied to the cladding; and
 - detailed drawings of the doors, windows and glazed link, including information on the finish.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issues

3. The main issues are the effect of the proposed development on the character and appearance of the host dwelling and whether it would conserve and enhance the natural beauty of the Cotswolds Area of Outstanding Natural Beauty (the AONB).

Reasons for the Recommendation

4. The appeal site is a large, detached dwelling situated in a generously-sized plot to the north of Sunset Lane and east of the B4632. The appeal dwelling has undergone a number of historic alterations which have resulted in a unique character that has evolved and expanded over time with each addition constructed with a different design style and palette of materials. The oldest part of the dwelling is timber-framed, there is an 18th century addition consisting of a two-storey stone façade with a rear flat-roofed element and a single-storey extension that was erected in the 1970s. The land surrounding the appeal dwelling slopes steeply towards the B4632; the road demarcates the more rural character to the east from the suburban settlement to the west. The appeal site is located within the Cotswolds AONB, where the National Planning Policy Framework requires that great weight is given to conserving and enhancing its landscape and scenic beauty.
5. The proposal would involve the demolition of the flat-roofed two-storey element and single-storey additions and the construction of a new side and rear extension. This would comprise of a two-storey element with a gable roof, a glazed link and a single-storey flat-roofed structure with a 'green roof'. The proposed extension would be of a substantial size and the western elevation would incorporate a large amount of glazing.
6. The proposed extension would have a significant scale in comparison to the existing dwelling, however the generously-sized plot would minimise its visual impact and prevent the proposal from appearing overly-dominant. Although the proposed additional floorspace would be substantial, the extended property would still sit comfortably within the large plot and would maintain a proportionate scale and depth in relation to the host dwelling and its surroundings.
7. The removal of the single-storey and flat-roofed extensions and their replacement with the proposed scheme would provide a coherent design for the appeal property that would satisfactorily connect the historic aspects of the dwelling to the proposed contemporary additions. The proposed materials and design would complement the character of the host dwelling and appear as the natural progression of a building that is characterised by a variety of distinct architectural styles and materials.
8. When viewed directly from the south the two-storey extension would project beyond the existing east-facing elevation of the stone façade. However, the significant distance between these two aspects would minimise the prominence of this projection. Moreover, the orientation of the proposed extension and host dwelling would serve to further minimise clear views of this projection when approaching the property from the east along the highway.
9. The proposed extension would include a relatively large amount of glazing along the western elevation that would be prominent given the steep decline of

the land towards the B4632. However, views of the extended property would be limited from the B4632 due to the trees lining the road. Furthermore, there are already a number of windows along the western elevation of the existing property and any subsequent increase in light from the proposed scheme would only be seen in the context of an existing large dwelling. While the incorporation of the glazed link would increase the light emitted from the eastern elevation, the degree of light would be associated with a residential use and would not result in harm to the scenic beauty of the AONB.

10. Given the above, the proposed development would not result in harm to the character and appearance of the host dwelling and it would conserve the natural beauty of the Cotswolds AONB. Therefore, it would accord with Policy SD7 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (adopted December 2017) which seeks to ensure all development proposals within the Cotswolds AONB conserve its landscape and scenic beauty. It would further accord with Policy HOU8 of the Tewkesbury Borough Local Plan to 2011 (adopted March 2006) which seeks to ensure extensions respect the character, scale and proportion of the existing dwelling. It would also accord with emerging Policy RES10 of the Tewkesbury Borough Plan 2011-2031 which, in so far as is relevant to this appeal, has similar aims to the adopted development plan. There would be no conflict with the National Planning Policy Framework which seeks to prevent development of poor design that fails to conserve and enhance an AONB.

Conditions

11. In addition to the standard time period for commencement, I recommend a condition requiring that development be carried out in accordance with the approved plans, which is necessary for certainty and precision.
12. A condition that requires details of the external surface materials of the proposed development to be submitted to and approved in writing by the Local Planning Authority prior to their installation is recommended. This is necessary to ensure the proposed development represents high-quality design that is sympathetic to the existing dwelling. Given the nature and scale of the proposal and its location in the AONB, I recommend that a number of detailed matters be secured. However, the requirements can be simplified from those suggested by the Council but still secure adequate detail.

Conclusion and Recommendation

13. The proposed development would accord with the development plan, when considered as a whole. For the reasons given above, and having regard to all matters raised, I recommend that the appeal should be allowed.

M Long

APPEAL PLANNING OFFICER

Inspector's Decision

14. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis I agree that the appeal should be allowed.

K Taylor

INSPECTOR