
Appeal Decision

Site Visit made on 12 October 2021 by Emma Grierson BSc (Hons) MSc MRPTI

Decision by Sarah Housden BA (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 November 2021

Appeal Ref: APP/W0530/D/21/3276111

12 The Common, West Wrattling CB21 5LR

- 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 Spicer against the decision of South Cambridgeshire District Council.
 - The application Ref 21/00812/HFUL, dated 21 February 2021, was refused by notice dated 10 May 2021.
 - The development proposed is a single storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey rear extension at 12 The Common, West Wrattling CB21 5LR in accordance with the terms of the application, Ref 21/00812/HFUL, dated 21 February 2021, 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: Location Plan, SF 07 063.3 and SF 07 063.2.
 - 3) The materials to be used in the construction of the external surfaces of the proposed development hereby permitted shall match those used in the existing building.
 - 4) No development shall commence until a scheme of landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the retention and management of the existing hedgerow and vegetation along the western boundary of the site adjacent to the public right of way. The scheme shall include indications of all existing trees and hedgerows, identify those to be retained and set out measures for their protection throughout the course of development. The scheme shall be implemented in accordance with the approved details.

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.

Preliminary Matter

3. The Government published a revised version of the National Planning Policy Framework (the Framework) on 20 July 2021. Whilst I have had regard to the

revised Framework as a material consideration in my decision-making, planning decisions must still be made in accordance with the development plan unless material considerations indicate otherwise. In this instance, the issues most relevant to the appeal remain unaffected by the revisions to the Framework. I am therefore satisfied that there is no requirement to seek further submissions on the revised Framework, and that no party would be disadvantaged as a result.

Main Issue

4. The main issue in the appeal is the effect of the proposed development on the character and appearance of the host dwelling and the surrounding area.

Reasons for the Recommendation

5. The appeal site is occupied by a two-storey detached dwelling with an attached garage and a conservatory to either side. There is also an outbuilding on the site adjacent to the highway. The proposal would introduce a single storey extension to the rear of the property. This would cover the full width of the dwelling with a depth of 8 metres.
6. The proposed extension would cover a large footprint when compared to the size of the original dwelling. However, due to its single storey height, the use of matching materials and a simple design, it would be in keeping with the host dwelling and would be an appropriate addition in terms of its form and appearance.
7. Due to the location of the proposal to the rear of the host dwelling and the presence of the outbuilding and vegetation along the road frontage, it would not be unduly prominent or conspicuous when viewed from The Common. A public right of way is located along the western boundary of the site, from which glimpsed views of the extension's side wall would be possible. The existing trees and other vegetation on the common boundary between the appeal site and the public right of way would provide some screening of the extension when viewed from the footpath. Although this will inevitably be sparser during the winter months, there would be a reasonable separation distance between the public right of way and the extension so that it would not appear unduly prominent or intrusive when walking along the footpath.
8. The extension would also be viewed in the context of the existing residential curtilage and outbuildings on the appeal site rather than against the backdrop of the open countryside. Therefore, the proposal would not result in a loss of openness within the countryside and would not have a materially harmful impact on the rural character of the area.
9. Therefore, the proposed extension would be an appropriate addition to the host dwelling which would not harm its character and appearance nor that of the surrounding area and would not conflict with Policies H13 and HQ1 of the South Cambridgeshire Local Plan (2018). These policies require extensions to be appropriate in terms of their scale and character with the existing dwelling and to preserve or enhance the character of the local rural area and respond to its context in the wider landscape, whilst not materially changing the impact on its surroundings.
10. The appellant has referred me to a number of examples of other extensions in the vicinity of the appeal site in support of the proposal. However, I have

assessed the appeal in accordance with the development plan and based on the circumstances of the appeal site and the details of the scheme before me.

Conditions

11. In addition to the standard time period for commencement, I have attached a condition requiring the development to accord with the approved plans, as this provides certainty and precision. A condition requiring the use of materials to match the dwelling is also necessary to ensure an appropriate appearance for the development. A condition requiring the retention of the existing vegetation on the southern boundary next to the public right of way as proposed by the appellant is necessary in the interests of safeguarding the rural character and appearance of the area.

Conclusion and Recommendation

12. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed.

Emma Grierson

APPEAL PLANNING OFFICER

Inspector's Decision

13. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is allowed.

Sarah Housden

INSPECTOR