



Appeal Decision

Site visit made on 29 November 2021

by James Blackwell LLB (Hons) PgDip

an Inspector appointed by the Secretary of State

Decision date: 7th December 2021

Appeal Ref: APP/Y3940/D/21/3282149

The Coach House, Back Lane, Marlborough SN8 1JJ

- 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 Tony Kiernan against the decision of Wiltshire Council.
 - The application Ref 20/11582/FUL, dated 20 December 2020, was refused by notice dated 17 June 2021.
 - The development is described as new garage – retrospective application.
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Decision

1. The appeal is allowed and planning permission is granted for new garage – retrospective application at The Coach House, Back Lane, Marlborough SN8 1JJ in accordance with the terms of the application, Ref 20/11582/FUL, dated 20 December 2020, subject to the following condition:
 - 1) The development hereby permitted shall be retained in accordance with drawing KIER001.

Preliminary Matters

2. The garage has already been constructed, so all references to the development in this decision refer to development already carried out.
3. Since determination of the planning application, the 2019 iteration of the National Planning Policy Framework (Framework) has been superseded. I am satisfied that the updates to the Framework do not materially affect its content insofar as it is relevant to the main issue of this appeal. I have therefore determined this appeal with regard to the current version, published in July 2021.

Main Issue

4. The main issue in this appeal is whether the development would preserve or enhance the setting of the adjacent listed building and the wider conservation area.

Reasons

5. The appeal site is located on the edge of the Marlborough Conservation Area (MCA). The MCA is characterised by a wide variety of historic buildings, many of which are typified by traditional red-brick exteriors. This character is readily apparent along the principal throughfare within the historic centre. The appeal site is located just north of this historic centre, but is separated by a car park which accommodates patrons of the Castle & Ball Hotel. As a result, in both a physical and visual sense, the appeal site is linked more closely with the residential dwellings running along Back Lane, as opposed to the historic centre

to its south. These houses vary in terms of size, style and design, but generally benefit from an attractive green backdrop which is attributed to the verdant boundary treatments along the lane.

6. The appeal site itself comprises The Coach House, which is a grade II listed building, noted for its chequer brick, half-hipped old tile roof and planked doors. The dwelling is nestled behind the houses which front out on to Back Lane, and sits adjacent to a narrow footpath which connects Back Lane to the main local centre further south. The parking area to serve the appeal property is largely enclosed by the house itself, the neighbouring properties along Back Lane, and a mature tree canopy to the east of the property. This sense of enclosure gives the appeal site a degree of seclusion, which contributes positively to its prevailing character and the setting of the listed building.
7. The garage is sited to the rear of the parking area, and fills a space between the dwelling and its side and rear boundary, which was previously occupied by a number of raised planters. The garage is positioned flush with the boundary fence which wraps around the northern-most corner of the parking area, and sits roughly at the same height. Given this relatively discrete siting, the garage integrates seamlessly into the wider setting of the appeal site, whilst also preserving its secluded character. It also ensures views of the listed building from the adjacent path are sufficiently retained, thereby ensuring neither the setting of the wider MCA nor the listed building are unduly compromised.
8. In terms of external materials, the garage includes a base level of red brickwork which echoes the exterior of the Coach House. Whilst the main exterior of the garage is primarily clad in timber, this brick plinth helps it tie-in with the listed building and its wider setting. The timber itself is unassuming, and generally typical of outbuildings within such a residential area. Whilst its external materials are therefore not wholly reflective of the external brickwork of the Coach House, the garage nonetheless manages to assimilate with the setting of the listed building and wider MCA, without appearing prominent or discordant with the surrounding residential built form.
9. On this basis, I am satisfied that the development has a neutral impact on its surroundings, and therefore preserves the setting of the adjacent listed building and the wider conservation area. As such, the development complies with Policies 57 and 58 of the Wiltshire Core Strategy (adopted 2015), which together seek to protect the historic environment by ensuring new development responds positively to the existing townscape in terms of layout, height, mass, scale and materials. The development is also consistent with the overarching design objectives of the Framework (2021) and the Planning Practice Guidance, both of which place great emphasis on the preservation of the historic environment.

Conditions

10. I have included a condition which requires the garage to be retained in accordance with the approved plans, to ensure it continues to integrate properly into its wider setting.

Conclusion

11. For the reasons given above, and having considered the development plan as a whole, the approach in the Framework, and all other relevant material considerations, the appeal should be allowed.

James Blackwell

INSPECTOR