



Appeal Decision

Site visit made on 4 January 2022

by M. P. Howell BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: Friday 21 January 2022

Appeal Ref: APP/P1615/W/21/3282735

**Ferndale, Road from Woodland Road to Reddinhorn Cottage, Hillersland
GL16 7NY**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission
 - The appeal is made by Mr Paul Carver against Forest of Dean District Council.
 - The application Ref P0983/21/FUL, is dated 24 May 2021.
 - The development proposed is a 2-storey extension to rear of house, retaining access via arch.
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Decision

1. The appeal is dismissed.

Applications for costs

2. An application for costs has been made by Mr. Paul Carver against the Forest of Dean District Council. This application is the subject of a separate Decision.

Main Issue

3. Although the Council did not determine the planning application, they have nevertheless provided reasons for refusal had they determined the application within the prescribed period.
4. In light of the reasons set out, the main issue in this appeal is the effect of the development on the character and appearance of the host property and its setting within the Wye Valley Area of Outstanding Natural Beauty.

Reasons

5. The appeal site is in a rural location within the Wye Valley Area of Outstanding Natural Beauty (AONB). The dwellings are predominately detached, with good spacing between linear shaped plots that adjoin Woodlands Road. The dwellings are higher than the Road, with the woodland opposite sloping down from the Road level.
6. Ferndale is a detached dwelling on a linear shaped plot adjoining the highway. The dwelling is a two-storey cottage style dwelling with dormers breaking through the eaves. The simple scale, form, height and appearance of Ferndale is comparable with traditional cottage style dwellings within the vicinity. The low-density pattern of development adjoining the Road, in combination with the traditional scale, form, height and appearance of the dwelling, positively contributes to the built form within the rural setting of the Wye Valley Area of Outstanding Natural Beauty.

7. The extension would have a higher ridge height than the host dwelling and would increase the depth of the northern elevation at first floor. The change in height from the existing dwelling to the extension would be noticeable, resulting in a dominant addition that would be incompatible with the simple scale, form, height and appearance of the host dwelling. The prominence of the dwelling from the Road, particularly the northern elevation, would exacerbate the impact of the extension to the host dwelling, which positively contributes to the built form within the rural setting of the Wye Valley Area of Outstanding Natural Beauty.
8. I, therefore, conclude that the extension would have a harmful effect on the character and appearance of the host property and would fail to conserve or enhance the natural beauty of the Wye Valley Area of Outstanding Natural Beauty. As such, the proposed development is contrary to Policies CSP.1 of the Forest of Dean Core Strategy 2012, Policy AP.4 of the Forest of Dean Allocations Plan 2018, the Forest of Dean Residential Design Guide (RDG) and the Forest of Dean Alterations and Extensions guide for householders. These policies, and guidance, generally seek to ensure new development is of a high-quality design and makes a positive contribution to the site and its context.
9. The Council also cite Policy CSP.4 of the Forest of Dean Core Strategy 2012. This policy seeks to reinforce existing patterns of development within designated town and village settlements. This site is outside any settlements, consequently, I do not find that the proposal would conflict with Policy CSP.4.

Other Matters

10. I accept that there was no objection from the Parish Council or neighbours, however, the absence of objections does not outweigh the harm identified.
11. It is also noted that the appeal decision¹, referred to by the Council in its evidence, relates to an appeal where the main issue was regarding living conditions. Although this does not necessarily infer it would be applicable in all proposals, the RDG can still be afforded material weight in this instance. The RDG provides guidance to the design of extensions, which in the main, remains consistent with the design aims of section 12 of the National Planning Policy Framework (the Framework).
12. It is also acknowledged that the Council compared the proposal with a previously refused extension. However, the previous scheme was different, and my findings are based on the specific circumstances and merits of this case.

Conclusion

13. For the reasons given above and taking into account the development plan as a whole and all other relevant material considerations raised, I conclude that the appeal should be dismissed.

M. P. Howell

INSPECTOR

¹ Appeal Ref: APP/P1615/W/19/3228130