



Appeal Decision

Site visit made on 17 January 2022

by A Tucker BA (Hons) IHBC

an Inspector appointed by the Secretary of State

Decision date: 24 January 2022

Appeal Ref: APP/F1610/D/21/3283671

Meadowview, Cricklade Road, South Cerney, GL7 5QE

- 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 Savage against the decision of Cotswold District Council.
 - The application Ref 21/01458/FUL, dated 28 March 2021, was refused by notice dated 7 September 2021.
 - The development proposed is detached garage.
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Decision

1. The appeal is allowed, and planning permission is granted for detached garage, at Meadowview, Cricklade Road, South Cerney, Cirencester, GL7 5QE, in accordance with the terms of the application, Ref: 21/01458/FUL, dated 31 March 2021, 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 following approved plans: Site Location Plan and drawing No. 21/038 Rev A.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling.

Main Issue

2. The effect of the proposal upon the character of the existing dwelling and the area.

Reasons

3. The existing dwelling stands on its own in a rural area. It is a sizeable building with a large footprint and occupies a plot that is well screened from the main road to the east and the lane to the south, owing to the substantial hedges that surround the site and the wooded area that separates it from the road to the east. The roof of the existing dwelling is set down over its first floor accommodation. The first floor is lit by dormer windows. As a result of these factors, although it is possible to view the existing dwelling from the surrounding area, it is not a prominent building.
4. The proposed garage building would be large; however, it would be positioned comfortably in the corner of the existing garden, up against existing boundaries and the existing wooded area. It would have a simpler form than the host

dwelling, with a more limited arrangement of openings and a lower height. The elevations that would face into the site and towards the existing dwelling would include openings for garage and storage areas and the building would be constructed in materials to match the existing dwelling. It would thus appear as an ancillary building that would be well related to the existing dwelling.

5. Views of the building from outside the site would be limited owing to the existing wooded area and boundary vegetation. Where the building would be glimpsed from further afield it would be seen in the context of the existing dwelling and would not appear out of place or inappropriately scaled.
6. In summary, the proposal would not harm the character or appearance of the existing dwelling or the area. It would accord with Policies EN1 and EN2 of the Cotswold District Local Plan 2011-2031 and Section 12 of the National Planning Policy Framework (the Framework), which together seek to ensure that development proposals respect and complement the character of the area.

Conditions

7. I have had regard to the planning conditions suggested by the Council. I have considered them against the tests in the Framework and the advice in the Planning Practice Guidance. I have imposed a condition specifying the approved plans as this provides certainty. I have also imposed a condition to ensure that matching materials are used to safeguard the character of the building and the area.

Conclusion

8. For the reasons above, the appeal should be allowed.

A Tucker

INSPECTOR