



Appeal Decisions

Site visit made on 21 February 2022

by Neil Pope BA(HONS) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7th March 2022

Appeal A Ref: APP/D1265/W/21/3283675

Okerswood Cottage, Okerswood, Affpuddle, Dorchester, Dorset, DT2 8QZ

- 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 Paul Watters against the decision of Dorset Council.
 - The application Ref. 6/2021/0072, dated 9/2/21, was refused by notice dated 3/9/21.
 - The development proposed is a ground floor rear extension to form a sun room.
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Appeal B Ref: APP/D1265/Y/21/3283677

Okerswood Cottage, Okerswood, Affpuddle, Dorchester, Dorset, DT2 8QZ

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr Paul Watters against the decision of Dorset Council.
 - The application Ref. 6/2021/0073, dated 9/2/21, was refused by notice dated 3/9/21.
 - The works proposed are a ground floor rear extension to form a sun room.
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Decisions

1. The appeals are allowed. Planning permission and listed building consent are granted for a ground floor rear extension to form a sun room at Okerswood Cottage, Okerswood, Affpuddle, Dorchester, Dorset, DT2 8QZ. The permission and consent are granted in accordance with the terms of the respective applications refs. 6/2021/0072 and 6/2021/0073, dated 9/2/21 and subject to the conditions in the attached Schedules.

Preliminary Matters

2. An application for an award of costs has been made by the appellant against the Council. This application is the subject of a separate decision.

Main Issue

3. The main issue in both appeals is whether the proposal would preserve the Grade II listed building known as Okerswood Cottage or its setting or its features of special architectural or historic interest.

Reasons

Planning Policy

4. My attention has been drawn to policies within the Purbeck Local Plan Part 1 (LP) that was adopted in 2012. The most important policy to the determination of appeal A¹ is policy LHH (landscape, historic environment and heritage).

¹ The provisions of section 38(6) of the Planning and Compulsory Purchase Act 2004 are not engaged in appeal B.

Significance (heritage interest) of Okerswood Cottage

5. Okerswood Cottage is one and a half storeys with a single storey slate roof rear extension that was added in about 2007². The significance of this dwelling, which dates from the 18th century, but appears to have been rebuilt in the 19th century, is primarily derived from its special architectural and historic qualities.
6. I agree with the appellant's agent that these qualities include the building's vernacular origins, modest scale, traditional materials (thatch, cob and brick walls with Purbeck stone dressings) and its simple plan form. The rear extension does not contribute to the heritage interest of the cottage.

Impact of the Proposals

7. The proposed sun room and enlarged hallway/link to the existing single storey extension would be added to the rear of the cottage and would not entail the loss of any important historic fabric. Together with the existing extension, this additional increase in floorspace³ would represent a sizeable enlargement to the 'footprint' of the 18th/19th century cottage. However, buildings evolve over time and the original simple plan form of this cottage would still be discernible.
8. The proposed sun room would be designed with its roof ridge parallel to the main cottage and would be separated from the main building by the enlarged hallway/link. The roof ridge would be just below the ridge of the existing single storey rear extension and would be well below the existing roof ridge of the thatched cottage. This new extension would also be stepped back slightly from the half-hipped roof on the northern end of the cottage. The proposal would be subservient in scale to the host building.
9. The proposed glazing to the sun room, including much of its roof, would be 'lightweight' in character. The proposed oak timber frame, natural slates and lead roll to be used on some areas of the new roofs would be respectful of the traditional materials on the main building. The proposal would not comprise an inappropriate or "dense design" and would not dominate the cottage.
10. I note from the planning history that previous appeals to enlarge the cottage were dismissed in 2006⁴. However, I have not been provided with a copy of those decisions or details of the previous plans. Moreover, neither party relies upon these decisions. I have determined this case on its own merits.
11. The cumulative impact of the appeal proposals and the 2007 extension are probably at the limit of tolerance/appropriateness for the modest scale and simple plan form of this designated heritage asset. However, on balance, I find that there would be no harm to the heritage interest of this listed building.
12. I conclude on the main issue that the proposal would preserve the Grade II listed building known as Okerswood Cottage, its setting and features of special architectural and historic interest. The proposed development accords with LP policy LHH.

Planning Conditions

13. In addition to the 'standard' conditions requiring the commencement of development/works, in the interests of certainty, conditions would be

² Ref. 6/2006/0942. This addition replaced a 1970s flat roofed extension.

³ Approximately 23m².

⁴ APP/B1225/A/05/1181779 & 82.

necessary specifying the approved plans. As these plans specify the external materials to be used, separate conditions to this effect would be unnecessary.

Overall Conclusion

14. Given the above, and having regard to all other matters raised, I conclude that these appeals should succeed.

Neil Pope

Inspector

SCHEDULES OF CONDITIONS

Appeal A (Planning Permission)

1. The development hereby permitted shall commence within three years of the date of this decision.
2. The development hereby permitted shall be undertaken in accordance with the following approved plans: 1:1,250 scale location plan (ref. OWC/PW PS01-1); 1:500 scale block plan (ref. OWC/PW PS02-1); 1:100 scale proposed elevations (ref. OWC/PW PS06-1) and; 1:100 scale proposed floor and roof plans (ref. OWC/PW PS05-1).

Appeal B (Listed Building Consent)

1. The works hereby permitted shall commence within three years of the date of this decision.
2. The works hereby permitted shall be undertaken in accordance with the following approved plans: 1:1,250 scale location plan (ref. OWC/PW PS01-1); 1:500 scale block plan (ref. OWC/PW PS02-1); 1:100 scale proposed elevations (ref. OWC/PW PS06-1) and; 1:100 scale proposed floor and roof plans (ref. OWC/PW PS05-1).