



Appeal Decision

Site visit made on 29 March 2022

by Alison Fish BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 April 2022

Appeal Ref: APP/D1265/W/21/3284075

Gorteen, Mill Lane, Chetnole, Sherborne, Dorset DT9 6PB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a grant of planning permission subject to conditions.
 - The appeal is made by Mrs Jessica Grant-Peterkin against the decision of Dorset Council.
 - The application Ref P/HOU/2021/00532, undated, was approved on 5 August 2021 and planning permission was granted subject to conditions.
 - The development permitted is the erection of single storey extension over existing garage with re-arrangement of kitchen, dining room and utility on ground floor.
 - The condition in dispute is No 2 which states that: Within 6 months of the date of this decision, remedial works to remove the Cedral cladding from all the elevations of the first floor extension and the replacement of natural timber feather edge boarding to all the elevations of the first floor extension shall be completed in its entirety in accordance with drawing ARD/01/06 Revision A. The timber cladding shall be unfinished and left to silver down.
 - The reasons given for the condition is: To safeguard the character and appearance of the conservation area and the setting of the nearby listed building.
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Decision

1. The appeal is allowed and the planning permission Ref P/HOU/2021/00532 for erection of single storey extension over existing garage with re-arrangement of kitchen, dining room and utility on ground floor at Gorteen, Mill Lane, Chetnole, Sherborne, Dorset DT9 6PB granted on 5 August 2021 by Dorset Council, is varied by deleting condition 2.

Preliminary Matters

2. I saw at my site visit that the first floor extension had been constructed on site. I also noted that the elevations were clad in a man-made cladding. The approved plans indicate that the elevations should be clad in natural timber feather edge boarding. The appellant considers that the time period imposed in condition 2 to replace the man-made cladding with natural timber cladding is too short.

Main Issue

3. The main issue is whether the condition is reasonable in the interests of preserving the character and appearance of the conservation area and the setting of the adjacent listed building.

Reasons

Conservation Area

4. The appeal site is located within the Chetnole Conservation Area. At its heart is the church in a spacious setting and two large open fields which border a watercourse running through the eastern edge of Chetnole. Within the remainder of the conservation area, a few properties are positioned at the back edge of the road but the majority are positioned well back in their plots, usually behind boundary walling with established planting. This gives the conservation area a green and spacious feel.
5. Mill Lane has an open feel at its western end, with properties on both sides set well back from the road with boundary walls set behind a grass verge. Progressing eastwards, Mill Lane has a more enclosed feel as the boundary walls and hedges line the edge of the road. Established trees add to the sense of enclosure as do the traditional properties which are positioned closer to the southern edge of the road. One such property is The Old Forge, a modest Grade II listed building which is located on the opposite side of the lane to the appeal site.
6. The appeal property sits well back from the lane. One of several detached twentieth century properties to the northern side of Mill Lane with a generous front garden area, it is well screened by established planting. It is the sense of enclosure provided by the planting around the site which contributes to the overall significance of the conservation area rather than the appeal dwelling itself, which being positioned well back within its plot, makes a neutral contribution to the character and appearance of the conservation area.
7. Man-made cladding has been used for the extension above the existing garage, such that it covers just a small proportion of the front elevation but a proportionally greater area of the side elevation. Being a man-made material, it has straight edges and a smooth finish. I have not been directed to its use elsewhere in the conservation area but there are a number of examples of other man-made materials including UPVC windows and conservatories, on the host dwelling and others in Mill Lane. I have not been directed to specific examples of feather edged cladding elsewhere in the conservation area and whilst I did note its use in a very limited way on some porches or garages, this does not indicate to me that it is a prevalent traditional material in the conservation area.
8. The Council's concern centres mainly around the light colour of the cladding and that a timber cladding could be left to silver down or be stained in a dark colour which would, in the Council's view reduce the visual prominence of the extension.
9. I found that whilst the extension is visible from Mill Lane, particularly from its point of access with Mill Lane, direct views from elsewhere along Mill Lane are largely intersected by planting. In addition, the neighbouring dwelling known as 'Clyst House' sits well forward of the appeal dwelling, such that I found that the extension was not prominent in the street scene, even with its light colouring.
10. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires that I pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
11. Whilst I agree that man-made cladding can be inappropriate in a historic environment, in this instance I find that its use on a relatively modern building has a neutral effect on the character and appearance of the conservation area.

As such, the character and appearance of the Chetnole Conservation Area is preserved and I find no conflict with Policy ENV4 of the West Dorset, Weymouth and Portland Plan 2011-2031 adopted October 2015 (WDP) which seeks to conserve the significance of designated heritage assets, which include conservation areas.

Setting of the listed building

12. Section 66 (1) of the Act requires that I have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
13. The Old Forge is a Grade II listed building located roughly opposite the entrance to the appeal dwelling. It presents to Mill Lane as a single storey dwelling under a slate roof, but the list description identifies that the opposing elevation facing inwards from the road, is two-storey with some historic detailing. From Mill Lane, the building is therefore relatively unassuming with its significance being derived from the architectural detailing on its principal elevation and its historic use as a forge.
14. The National Planning Policy Framework defines the setting of a heritage asset as the surroundings in which it is experienced. Thus, I find that the setting of The Old Forge, in so far as it relates to this appeal, to be primarily associated with the rural and enclosed character of Mill Lane. The historic and functional relationship between the listed building and the twentieth century appeal building on the opposite side of Mill Lane is very limited such that it does not contribute in any meaningful way to the historic context of The Old Forge. Given the minor nature of the works at the appeal dwelling, I find that the appeal proposal will have a neutral effect on the setting of the listed building.
15. The appeal proposal results in the setting of the listed building being preserved. As such, I find no conflict with Policy ENV4 of the WDP which seeks to conserve the significance of heritage assets such as listed buildings.

Conclusion

16. For the reasons given above, having considered the development plan as a whole, the approach in the Framework, and all other relevant material considerations, I conclude that the appeal should be allowed and condition 2 should be deleted.

Alison Fish

INSPECTOR