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## Appeal Decision

Site visit made on 12 May 2022

**by Lewis Condé BSc (Hons), MSc, MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: Wednesday 25 May 2022**

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**Appeal Ref: APP/C1625/D/22/3295232**

**St. Gabriels, The Avenue, Bussage, Stroud, GL6 8AT**

- 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 Sarah Sullivan against the decision of Stroud District Council.
  - The application Ref S.21/2797/HHOLD, dated 14 November 2021, was refused by notice dated 14 February 2022.
  - The development proposed is a new porch and entrance.
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### Decision

1. The appeal is allowed and planning permission is granted for a new porch and entrance at St. Gabriels, The Avenue, Bussage, Stroud, GL6 8AT in accordance with the terms of the application, Ref S.21/2797/HHOLD, dated 14 November 2021, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than 3 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 (Scale 1:1250, submitted on 24/11/2021);
    - Proposed Floor Plans (drg no. 830/P/02, date on drawing 13/08/2021);
    - Proposed Site Plan (drg no. 830/P/04, date on drawing 14/11/2021); and
    - Proposed Elevations (drg no. 830/P/11, date on drawing 13/08/2021)
  - 3) No works shall take place on the external surfaces of the extension hereby permitted until samples of the materials to be used in the construction works have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

### Main Issue

2. The main issue is the effect of the development on the character and appearance of the host property.

### Reasons

3. St. Gabriels is a large, detached, traditional stone-built property, set within a sizeable plot. The dwelling has an attractive appearance, albeit its front

elevation is rather lacking in coherence. This is due to the mix of existing structures attached to this elevation, alongside the informal nature of its entrance. As such, the dwelling's rear elevation is more akin to its principal frontage, due to its proportions and fenestration arrangements displaying a rather grand, imposing façade.

4. The appeal site is located off a narrow rural lane and is largely screened from the public realm by mature vegetation along the site's boundaries. Neighbouring properties are primarily detached but vary in age and style, with many traditional properties of a rural Cotswold vernacular being interspersed with more modern additions. The mix of dwellings reflect the incremental, historic growth of the area.
5. The proposed porch extension is of a sizeable scale. However, despite its double storey height, it would nevertheless demonstrate an appropriate level of subservience to the existing dwellinghouse and would not overwhelm the host building. The large extent of glazing proposed would also provide a lightness to its construction, while allowing views through to the original building to be retained. This would enable the visual integrity of the host building to be largely maintained.
6. The proposal would result in a contemporary addition to an otherwise traditional building, it would therefore, to some extent, unsettle its traditional character. However, the contrast in design would appear deliberate in nature and would not be harmful to the property's character or appearance. Indeed, the elevation that the proposal would be sited upon has a rather disjointed appearance. Consequently, the proposal would better articulate the entrance to the property and provide greater legibility to the front elevation of the dwelling.
7. Overall, whilst the proposed development would be a sizeable contrasting addition, it would remain sympathetic to the appeal property due to its design and positioning. Additionally, it would not be highly visible from public vantage points, given the property is set back within its plot, and due to the presence of an existing detached garage and mature vegetation.
8. Consequently, the appeal scheme would not cause harm to the character and appearance of the host property. Accordingly, it complies with Policies HC8 and ES12 of the Stroud District Local Plan 2015. Together the policies, amongst other matters, seek to ensure that the design of new development is of a high quality that respects the appearance of the site and surrounding area.

### **Other Matters**

9. The site lies within the Brownshill and Old Bussage Conservation Area (CA). It's significance is derived from its tranquil rural village character that has an informal and loose knit appearance. This is largely derived from the manner that development in the area sits within the surrounding countryside and establishes a historic link with it, alongside its network of country lanes and a sense of spaciousness. The Council has concluded that the development would not cause harm to the CA and therefore its reason for refusal relates solely to the impacts to the appeal property itself. Nevertheless, I have a statutory duty to consider the impacts on the CA. Given my above findings that the proposal will not harm the character and appearance of the host property, I am also satisfied that the character and appearance of the CA will be preserved.

10. The site is also located within the Cotswolds Area of Outstanding Natural Beauty (AONB). The Council does not allege that the proposed development would cause harm to the AONB. From my own observations, I concur that the AONB's landscape and scenic beauty would be conserved.

### **Conditions**

11. The Council has suggested conditions should the appeal be allowed. I have considered the suggested conditions and amended them as necessary in the interests of precision and clarity, as well as to comply with advice in the Planning Practice Guidance.
12. In addition to the standard time limit, a condition is needed to secure compliance with the approved plans, for the avoidance of doubt and in the interests of proper planning. A condition requiring approval of sample materials is also necessary in the interest of the appearance of the development.

### **Conclusion**

13. For the reasons outline above and having regard to the development plan, as a whole, and all other material considerations, the appeal should be allowed.

*Lewis Condé*

INSPECTOR