



Appeal Decision

Site visit made on 22 May 2022

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 June 2022

Appeal Ref: APP/B3410/D/22/3295925

1 Fole Bank Barns, Fole Lane, Fole ST14 5EE

- 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 P Williams against the decision of East Staffordshire Borough Council.
 - The application Ref P/2021/01183, dated 8 September 2021, was refused by notice dated 27 January 2022.
 - The development proposed is erection of a 2 storey front extension.
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Decision

1. The appeal is dismissed.

Application for Costs

2. An application for costs has been made by Mr P Williams against East Staffordshire Council. This application will be the subject of a separate Decision.

Main Issue

3. The main issue is the effect on the character and appearance of the area.

Reasons

4. The appeal site is the end property in a group of dwellings created from a T shaped barn conversion. Located at the end of the T shape, the dwelling is adjacent to the road and therefore highly visible when travelling along Fole Lane. To the rear of the barn conversions is a farm with fields in the wider surroundings. This creates a rural character.
5. The design features of the proposal such as the roof, door, windows and brickwork would match the existing dwelling. However, the size, scale and location of the proposal would create an incongruous addition at odds with the traditional layout. The development would break the traditional T form and linear appearance associated with barn conversions. There would be a negative visual impact out of keeping with the rural character of the area. It would be particularly visible because of its location adjacent to the highway.
6. The appellant says the scheme should be treated as a dwelling and not a barn conversion. Irrespective of this, the property is located outside a settlement boundary. Amongst other things, Policy DP3 of East Staffordshire Local Plan (Local Plan) only permits extensions to dwellings in such locations where they

retain the identity of the original dwelling. The scheme would not comply with this requirement.

7. I note the appellant's reasons for the proposal and the benefits of increasing the size of the bedroom. However, this does not outweigh the harm that there would be to the character and appearance of the area.
8. Similarly, the appellant refers to a list of reasons why the development would be compliant with policies SP1, SP8, SP24 and DP1 of the Local Plan. This covers matters that include flood risk, drainage, biodiversity, the living conditions of neighbouring dwellings, crime, accessibility and parking. Any absence of harm with regards these matters are not a benefit of the proposal and as such I give them neutral weight.
9. The scheme would harm the character and appearance of the area and as such would conflict with the parts of Policies SP1, SP8, SP24, DP1 and DP3 of the Local Plan which require new developments to integrate with the character of the landscape and townscape, is appropriate in the countryside, respects local patterns of development and reinforces character and identity through local distinctiveness. They also require an appropriate layout that integrates new development with the existing environment and context and responds positively to the context of the surrounding area.

Conclusion

10. For the reasons identified, I conclude that the appeal should be dismissed.

K Ford

INSPECTOR