



Appeal Decision

Site visit made on 28 June 2022

by Jonathon Parsons MSc BSc(Hons) DipTP Cert(Urb) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 July 2022

Appeal Ref: APP/W0530/W/22/3290700

26 Wimpole Road, Great Eversden, CB23 1HR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant reserved matter approval.
 - The appeal is made by Mr and Mrs Fallowfield against the decision of South Cambridgeshire District Council.
 - The application Ref 21/03318/REM, dated 16 July 2021, was refused by notice dated 6 October 2021.
 - The development proposed is "to discharge the matters served under Condition 1 of planning permission S/2399/19/OL including details of the layout of the site, the scale and appearance of the buildings, the means of access and landscaping."
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Decision

1. The appeal is allowed and reserved matters are approved, namely access, layout, appearance, landscaping and scale details submitted in pursuance of condition No 1 attached to planning permission Ref S/2399/19/OL dated 17 February 2020, subject to the conditions on the attached schedule A.

Procedural Matter

2. The description of the proposal has been taken from the Council's decision notice because the application form does not accurately describe its nature. Outline planning permission was granted for two dwellings on two plots, with access matter approved. The proposal seeks the approval of all reserved matters, including access, on plot 2. On plot 1, approval for reserved matters pursuant to this outline planning consent has recently been approved.
3. Under the outline consent, access was approved as a matter. Internal access arrangements are different with this reserved matter submission. The previous outline access matter approval has been treated as partial and this appeal proposal has been considered for the full approval of the access matter. Such approach is consistent with condition 1 of the outline consent which still required the access matter to be subsequently considered.
4. Under the appeal proposal, the original plans showed a plot boundary extending beyond that of the outline consent area. An amended location plan has been submitted to reflect the outline consent area which seeks to address the Council's reason for refusal on this procedural matter. Such a plan would not result in the substance of the scheme changing and parties have had adequate opportunity to consider this amendment within the timescales of this

appeal. As such, this amended location plan has been accepted and this overcomes the Council's reason for refusal on this issue.

Main Issue

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

Reasons

6. The appeal plot comprises cleared land which is located on one half of the outline consented site. This site was formerly occupied by a dwelling with associated outbuildings. The appeal plot lies between an existing dwelling on Wimpole Road and the neighbouring approved dwelling on plot 1, not yet built. Access to the appeal plot would be via the High Street. There would be open countryside behind the plot. There are public footpaths running along the front and side of the plot, the latter between it and the neighbouring dwelling on Wimpole Road.
7. The proposed dwelling would be located on the outer edge of the settlement of Great Eversden. Within the village, development is denser within its central part at the junction of Wimpole Road and the High Street. The pattern of housing becomes more spacious and looser in configuration towards its periphery. There are many traditional designed buildings within the village but piecemeal development over time has resulted in a range of designs, ages, scales and materials.
8. The District Design Guide Supplementary Planning Document (SPD) advises that the context of any design should be informed by the established character of the area and includes views, roads and paths, trees and landscapes, and the scale, proportions, orientation, positions, building lines, styles and materials of existing buildings. It further indicates that the character of each part of the settlement or context is distinctive and careful consideration should be taken to preserve or enhance it.
9. The area surrounding the appeal plot generally comprises a mix of differing scaled developments, albeit mostly lower scale dwellings. The neighbouring dwelling on Wimpole Road is one and half storey dwelling. The detailed approval for the neighbouring plot shows a one and half storey dwelling and there is also a permitted bungalow to the north-west of the outline twin plot. However, the plot would face onto a tall two storey dwelling at 17b High Street (Fulbrook House) which although a barn conversion, remains part of the context of the area.
10. The proposed two storey dwelling would have a ridge height and eaves height greater than that of the neighbouring Wimpole Road dwelling and the approved dwelling on plot 1. The two storey width of the dwelling would be greater than that of the neighbouring dwelling approved on plot 1 and together with its height, it would have more scale and mass than this dwelling and the other neighbouring dwelling on Wimpole Road. However, there would be visible gaps between it and these dwellings, such that any step up in scale and height would not be marked. Furthermore, the two storey part of the dwelling would be set back considerably from the open countryside to the rear. In relation to the dwelling at No 17b, the new dwelling would not appear greater in scale and

height. For all these reasons, the scale, proportions, orientation and mass of the new dwelling would be acceptable within this context.

11. The two storey part of the dwelling would have a pitched roof whilst its single storey would be flat and green roofed. The dwelling's rear would also have a first floor enclosed balcony with flat roof above, and behind this, the slope of the pitched roof would have solar panels. The ground floor light coloured facing brick would contrast with the slate tile hanging at first floor. Such a design and construction would give rise to a contemporary and sustainable construction appearance which would not be out of keeping within the village where designs vary, even at its margins. In this regard, the solar panels would protrude slightly beyond the plane of the roof but it would fit in with the contemporary style of the dwelling. The use of slate would be acceptable given its use within the village.
12. In conclusion, the development would not harm the character and appearance of the area. Accordingly, the proposal would comply with Policy HQ/1 of the South Cambridgeshire Local Plan 2018, and the development plan taken as a whole. Similarly, it would comply with the guidance of the SPD. There are no material considerations to indicate that this proposal should be determined other than in accordance with the development plan and approval granted.

Conditions

13. Suggested conditions have been considered in light of the advice contained in Planning Practice Guidance. Some have been amended, shortened and amalgamated in the interests of clarity and precision taking into account the guidance. A condition requiring the development to be carried out in accordance with the details shown on the plans is necessary in the interests of proper planning and for the avoidance of doubt. In the interests of the character and appearance of the area, conditions are necessary to require the implementation of materials and landscaping. Due to the orientation and separation of neighbouring dwellings, there is no necessity to require obscure glazing and fixing shut of side windows of the proposed dwelling.

Conclusion

14. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Jonathon Parsons

INSPECTOR

Schedule A

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 location plan Rev B, P01, P02 and P03.
- 2) No development above slab level shall take place until samples of all external facing materials have been submitted to and approved by the local planning authority in writing. The relevant works shall be carried out in accordance with the approved sample details.
- 3) No development above slab level shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include species, density and size of stock.
- 4) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.