
Appeal Decision

Site visit made on 2 August 2022

by Steven Hartley BA (Hons) Dist.TP (Manc) DMS MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 8th August 2022

Appeal Ref: APP/B3030/D/22/3301352

Pine Lodge, 5 Low Street, Collingham NG23 7LW

- 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 Daniel and Katie Townsend against the decision of Newark and Sherwood District Council.
 - The application Ref: 21/02506/HOUSE, dated 26 November 2021, was refused by notice dated 21 April 2022.
 - The development proposed is for a ground floor rear extension, a first-floor rear and side extension above the existing garage, porch redesign, a 2 storey garage and external alterations.
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Decision

1. The appeal is allowed, and planning permission is granted for a ground floor rear extension, a first-floor rear and side extension above the existing garage, porch redesign, and external alterations at Pine Lodge, 5 Low Street, Collingham, NG23 7LW in accordance with the terms of application 21/02506/HOUSE, dated 26 November 2021, and subject to the conditions set out in the attached schedule.

Procedural Matters

2. The submitted site plan includes a detached two storey garage and office /gym in the southeast corner of the appeal site. Both main parties agree that this is no longer part of the application. I have determined the appeal accordingly. I have also amended the description of development in my decision.

Main Issue

3. The main issue is whether the proposal would preserve or enhance the character or appearance of the Collingham Conservation Area and its effect upon the setting of the adjacent listed wall and nearby listed buildings.

Reasons

4. The appeal property is within the defined village envelope of Collingham and within the Collingham Conservation Area (CA), designated in 2006. It contains a mixture of buildings dating from the 16th to the 19th century, with many sited at the back of pavement and where there is a common use of reddish brick and

double pitched pantile roofs. The area is well landscaped with mature trees and green areas and there is an abundance of listed buildings, including the boundary wall (Grade II listed) to the front of the appeal site and dating from the late-18th century and constructed in blue lias with brick and ashlar dressings. All of these features add positively to the significance of the CA.

5. The appeal building is a 20th century addition and is set back from Low Road in an extensive plot. The local planning authority (LPA) considers that it is '*not a positive contributor to the Conservation area*', though by its simple style and palette of materials, these help to minimise its visual impact upon the setting and significance of the designated heritage assets. I agree, that by its more modern design and its location within a large curtilage, it stands out as being different to the general character and appearance of the properties in the area as described above.
6. Public views of the proposed development would be mostly from Low Road and from where the front elevation would be changed significantly by the incorporation of an asymmetric appearance to it and with an increase to its two-storey element. However, the front elevation would not be brought materially closer to Low Road and the maximum height of the building would also remain essentially the same. The proposed development and extensions to the rear of the property would not be significantly visible from the public domain and would be acceptable in design terms.
7. The proposed changes to the dwelling would add architectural interest to what is a somewhat bland exterior to the existing building. It would have a different appearance to the general character of the immediate area, but then so does the building in its current form. The dwelling would be set back within the curtilage in the same way as currently. Owing to the scale and position of the proposed extensions and modifications, they would not cause any harm to the settings of the listed buildings in the area or to the character and appearance of the CA. I find that the setting of the nearest listed building, being the boundary wall to the front of the appeal site, by its distance from the dwelling, would also not be harmed. I do not find that the loss of the perceived simplicity of the current dwelling would cause harm to any of the designated heritage assets.
8. For the above reasons, I conclude that the proposed development would preserve the character and appearance of the CA and the settings of nearby listed buildings and the listed wall. It would therefore accord with policy 14 of the Newark and Sherwood Amended Core Strategy 2019, policy DM9 of the Allocations and Development Management DPD (2013), section 16 of the Framework and paragraph 13 of the Planning Policy Guidance, all of which stress the need to preserve and enhance the character and appearance of heritage assets.

Conditions

9. I have taken into consideration the suggested conditions of the LPA in the event that the appeal is allowed.

10. I have imposed the standard time condition and a condition to ensure the development is in accordance with the approved plans in the interests of certainty.
11. In the interests of the character and appearance of the CA, it is necessary to impose conditions relating to the use of external building materials, windows and doors.
12. In view of the location of the building, set back into the site, I have not found it necessary to impose a condition relating to external lighting. Furthermore, as the proposed development is set within spacious grounds, and taking into account its distances from its boundaries including the main road, I have not found it necessary to include a condition requiring obscure glazing.

Conclusion

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

Steven Hartley

INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall not begin later than three years from the date of this permission.
2. The development hereby permitted shall not be carried out except in accordance with the following approved plans: -
 - i. Location and Site Plans received 31 March 2022 (Excluding the detached two storey garage and gym);
 - ii. Proposed Site Plan received 31 March 2022;
 - iii. Proposed Ground Floor Plan received 31 March 2022;
 - iv. Proposed First Floor Plan received 31 March 2022;
 - v. Proposed Roof Plan received 31 March 2022;
 - vi. Proposed Elevations (East and North) received 31 March 2022;
 - vii. Proposed Elevations (West and South) received 31 March 2022;
 - viii. 3D View Front Perspective received 31 March 2022 and
 - ix. 3D View Rear Perspective received 31 March 2022.
3. No development above damp-proof course shall take place until manufacturers' details of all the external materials, including details of windows and doors, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and development shall thereafter be retained for the lifetime of the development in accordance with the approved details.
6. All rooflights hereby permitted shall be conservation style rooflights and flush fitting within the roof plane.