



Appeal Decision

Site visit made on 27 July 2022

by K Winnard LL.B Hons Solicitor

an Inspector appointed by the Secretary of State

Decision date: 9TH August 2022

Appeal Ref: APP/C1625/D/22/3300919

Beechwood Cottage Jacks Green Sheepscombe GL6 7RA

- 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 Ms Anna Mowatt against the decision of Stroud District Council.
 - The application Ref S.22/0137/HHOLD, dated 20 January 2022, was refused by notice dated 21 April 2022.
 - The development proposed is the replacement of an existing roof light with a dormer window.
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Decision

1. The appeal is allowed and planning permission is granted for the replacement of an existing roof light with a dormer window at Beechwood Cottage, Jacks Green, Sheepscombe GL6 7RA in accordance with the terms of the application, Ref. S.22/0137/HHOLD, dated 20 January 2022, and the plans submitted with it, 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: Proposed Elevations and sections: Drawing Number 22/541/08 Revision C; Proposed First Floor Plan Drawing Number 22/541/07 Revision A and Site Location Plan Drawing Number 22/541/01.

Procedural Matter

2. A revised plan was submitted to the Council which amended the size of the window to a 850 x 850 window. My decision is based on the revised plan.

Main Issue

3. The main issue in the appeal is the effect of the proposed development on the character of the host dwelling and the area, including the setting of a listed building.

Reasons

4. Beechwood Cottage is a large detached stone dwelling which has been previously altered and extended, including an attached annex on its south side. It is set within a sizeable plot located on the north side of a lane in the small

settlement of Jacks Green, Sheepscombe. The lane has many traditional properties of a rural Cotswold vernacular. Two Grade II Listed Buildings, the former Methodist Chapel and Woodbank, the latter in proximity to Beechwood Cottage, lie on the southern side of the lane. Provisions within the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be paid to the desirability of preserving the building or its setting. Policy ES10 of the Stroud District Local Plan similarly requires proposals to conserve and enhance the heritage significance and the settings of heritage assets.

5. The topography of the area is such that the properties on the north side of the lane, which include Beechwood Cottage, are set down from the lane with the land falling steeply away from the lane to the valley to the north. Beechwood Cottage is at right angles to the lane such that its principal elevation faces west. Its proportions and fenestration arrangements, which now include three first floor dormer windows, result in a substantial dwelling. The difference in land levels, boundary hedging, and the high fence that adjoins the lane, screen much of this front elevation of Beechwood Cottage from longer public views. The annex is positioned on the side of the dwelling closest to the lane. This means that its roof slope is the part of Beechwood Cottage most visible in the limited views of the dwelling.
6. Consequently, the replacement of the current rooflight by a dormer window in the annex, would be visible from the properties on the lane directly opposite the dwelling, or in limited views of the lane from the west. However, the proposed dormer window would complement the existing dormer windows in the dwelling. It would be entirely within the roof slope of the annex, and set down from the ridge and up from eaves level. Views from the lane when directly adjacent to the dwelling are significantly limited due to the drop in levels, shrubs and hedge, and high fencing. When seen in closer views from the west of the whole of the front elevation, its scale and proportions would not detract from the subservient nature of the annex. Nor would it increase the footprint of the dwelling. As such it would not equate to overdevelopment of Beechwood Cottage nor have a negative impact on its character and appearance.
7. The listed building, Woodbank, is sited to the south west of Beechwood Cottage on the opposite side of the lane. The setting of a heritage asset is concerned with the way the heritage asset is experienced. Owing to the positioning of Beechwood Cottage as described above, the visual relationship between it and Woodbank is limited. Whilst the proposed roof dormer would be seen, this would primarily be in longer views from the west whereas Woodbank is primarily seen and experienced from the lane in front of the property when facing south. The positioning of Beechwood Cottage set down from the lane and Woodbank, on the higher south side of the lane, means that Woodbank is the foremost feature in such views. The proposed roof dormer would not change the character of Beechwood Cottage significantly nor be prominent in views of Woodbank. As such the appeal proposal would preserve the setting of the listed building, and not have an unduly harmful effect on the area more generally.
8. I therefore conclude that the development would not cause harm to the character and appearance of Beechwood Cottage and the area. It would preserve the setting of the listed building nearby. As such the development would be in accordance with Policies HC8 and ES10 of the Stroud District Local

Plan (Adopted 2015) (Local Plan) which requires, amongst other things, development to be in keeping with the scale and character of the building and the site's wider setting and location, and to conserve the heritage significance. I also find no conflict with the statutory test in the 1990 Act, nor the Framework which amongst other things seek to ensure that alterations to buildings preserve the historic environment.

Other Matter

9. Beechwood Cottage is also located within the Cotswolds Area of Natural Beauty (AONB). The Council does not allege that the proposed development would cause harm to the AONB. I agree that the AONB's landscape and scenic beauty would be conserved.

Conditions

10. I have attached the standard time condition and a plans condition to provide certainty.

Conclusion

11. For the reasons given and having regard to all other matters raised, I hereby allow the appeal as set out in the formal decision above.

K Winnard

INSPECTOR