



Appeal Decision

Site visit made on 12 July 2022

by Emma Worley BA (Hons) Dip EP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11TH August 2022

Appeal Ref: APP/J3720/D/22/3299252

7 Lowes Lane, Wellesbourne CV35 9RB

- 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 Mrs Howe against the decision of Stratford-on-Avon District Council.
 - The application Ref 21/03772/FUL, dated 29 November 2021, was refused by notice dated 23 March 2022.
 - The development proposed is described as 'resubmission of a new single storey extension in lieu of the existing conservatory and second storey build over existing single storey rear kitchen and playroom following Planning Application Refusal Ref No: 21/00558/FUL'.
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Decision

1. The appeal is allowed and planning permission is granted for the resubmission of a new single storey extension in lieu of the existing conservatory and second storey build over existing single storey rear kitchen and playroom following Planning Application Refusal Ref No: 21/00558/FUL at 7 Lowes Lane, Wellesbourne CV35 9RB in accordance with the terms of the application, Ref 21/03772/FUL, dated 29 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: P20.159.PA01 and P20.159.PA02 Rev A.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as indicated on the submitted application form and plans. The external brickwork and mortar shall match that of the existing dwelling.
 - 4) Prior to the first use of the development hereby permitted, the sustainability measures set out within the supporting 'Climate Change Checklist' submitted to the Council on 8 March 2022 as part of the application shall be incorporated into the development. The approved sustainability measures shall be retained and maintained for the lifetime of the development.

Main Issue

2. The main issue is whether the proposed development would preserve or enhance the character or appearance of the Wellesbourne Conservation Area.

Reasons

3. The appeal property is an attractive 2 storey detached brick and tile cottage of a traditional design. It is orientated at 90 degrees to the road, with the side gable abutting the edge of the carriageway. The site is enclosed by residential development to both sides and the rear.
4. The property lies within the Wellesbourne Conservation Area (the CA), on its southern edge, at the entrance to the CA from Lowes Lane. Much of the CA contains attractive historic buildings, including No 7, which is of some significance by virtue of its age and position. By contrast, the development adjoining the appeal site, includes predominantly modern development of varying architectural styles. The orientation and positioning of the dwelling, close to the road, means it occupies a prominent position on the approach into the CA. As a result of this, together with the age of the property and its attractive appearance it thereby makes a positive contribution to the pleasant character of the area and significance of the CA.
5. The main part of the existing cottage is symmetrical in appearance, with single storey elements to the side and rear elevations which present as visually subservient components to the host dwelling. The proposed first-floor extension would have a roof pitch that matches the main dwelling, and lower eaves and ridge height. By virtue of its height, scale and design, the proposed first-floor extension would appear as a visually subservient and congruous addition to the dwelling. Furthermore, the inclusion of a glazed link would serve to reduce the overall bulk of the extension and would ensure that it would be clearly read as a later addition. As a result of the separation, the proposed extension would not disrupt the symmetry of the main part of the dwelling or detract from the traditional character of the original building.
6. The extension would include a dormer window of a scale and design which would reflect those in the main dwelling. Whilst the siting of the proposed dormer window would be at odds with the established pattern of the position of the existing dormers in the main dwelling, this arrangement reflects the design of the extension and would not detract from the overall appearance of the development.
7. The proposed single storey front extension, whilst greater in size than the existing conservatory and of a solid construction, would be of a traditional pitched roof design and subservient in scale to and off set from the front of the main part of the dwelling. As such, the proposed single storey extension would be a sympathetic addition to the existing dwelling.
8. The development is therefore acceptable in design terms for the host dwelling. Furthermore, as a consequence of the orientation and siting of the dwelling, the proposed extensions, whilst visible from the highway, are set back from the front boundary of the property. This, together with the subservient scale and design of the extensions, means that the appeal proposals would not appear as unduly dominant features when viewed from Lewes Lane. Therefore, they would not diminish the pleasant character of the area.
9. In light of the above, I find that the proposed development would preserve or enhance the character and appearance of the CA as a designated heritage

asset. In that regard it would not conflict with Policies CS.5, CS.8, CS.9 and CS.20 of the Stratford-on-Avon Core Strategy 2011-2031 (CS). Amongst other things, these policies aim to ensure development is of high quality design that respects the historic environment and landscape character. The proposals would also accord with Policies WW3 and WW9 of the Wellesbourne and Walton Neighbourhood Plan 2016-2031 which require proposals that affect heritage assets to accord with CS Policy C.8 and to achieve design excellence.

Conditions

10. I have imposed the standard conditions relating to the commencement of development and specifying the relevant plans in order to provide certainty, as well as a condition to require the materials to be used to match those in the existing building. The Council have suggested a condition to secure the incorporation of sustainability measures, details of which were submitted as part of the application in accordance with relevant policies. I have amended the wording in accordance with national Planning Practice Guidance.

Conclusion

11. I conclude that the appeal should be allowed.

Emma Worley

INSPECTOR