



Appeal Decision

Site visit made on 25 October 2022

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7th November 2022

Appeal Ref: APP/U1430/D/22/3303594

Saunders Oast, Church Lane, Guestling Green, East Sussex TN35 4HS

- 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 and Mrs V Deller against the decision of Rother District Council.
 - The application Ref RR/2022/334/P, dated 9 February 2022, was refused by notice dated 4 May 2022.
 - The proposed development is for an oak frame conservatory on the side of the dwelling.
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Decision

1. The appeal is allowed and planning permission is granted for an oak frame conservatory on the side of the dwelling at Saunders Oast, Church Lane, Guestling Green, East Sussex TN35 4HS in accordance with the terms of the application, Ref RR/2022/334/P, dated 9 February 2022, 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: 7137/LBP, 7137/1/B

Main Issue

2. The main issue is the effect of the development on the character of the dwelling and the surrounding area, including the High Weald Area of Outstanding Natural Beauty (AONB).

Reasons

3. The appeal site relates to an oast house in a backland position accessed by a driveway from Church Lane. The surrounding area comprises open countryside with sporadic residential properties.
 4. The proposal is for a conservatory, with the resultant scheme creating a relatively modest feature to one end of the building. In my view, the extent of development would be sympathetic to the intrinsic character of the existing dwelling. It would be positioned in a relatively secluded part of the site, at the other end from the oast element, and given its diminutive scale and subservience would not compete with the host property. The form is simple, with no overt or ornate detailing. The oak frame would be sympathetic to other materials on the building, and the extent of glazing would add an acceptable sense of contrast between old and new.
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5. Overall, to my mind the scheme would visually connect with the appearance of the dwelling, without dominating it or resulting in an imbalance, and respond to the original design features. The considerable variety in the appearance of houses in the area, together with its limited impact on the vicinity, ensures that the addition would assimilate without causing undue harm to the spatial quality of the locale or the AONB.
6. I conclude that the scheme would not result in harm to the character and appearance of the dwelling and the surrounding area, including the AONB. It complies with Policies DEN1, DEN2 and DHG9 of the Rother District Council Development and Site Allocations Local Plan (2019) and Policies OSS4, EN1, EN3, RA3 and RA4 of the Rother Local Plan Core Strategy (2014), which seek to secure new development of acceptable scale and appearance that conserves the character of traditional farm buildings and the wider landscape.

Conditions

7. I have considered the imposition of conditions in light of advice in Planning Policy Guidance and the Framework. In addition to the standard implementation condition, a condition requiring the development to be carried out in accordance with the submitted drawings is reasonable and necessary for the avoidance of doubt and in the interests of proper planning.

Conclusion

8. Based on the foregoing, the appeal succeeds.

C Hall

INSPECTOR