



Appeal Decision

Site visit made on 10 May 2022

by L J O'Brien BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 December 2022

Appeal Ref: APP/C1625/D/22/3291229

Alma Place, STROUD, Gloucestershire, GL5 2PS

- 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 S Lummes against the decision of Stroud District Council.
 - The application Ref S.21/1911/HHOLD, dated 4 August 2021, was refused by notice dated 10 December 2021.
 - The development proposed is roof conversion and alterations. Including raising of roof and erection of second storey over utility room.
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Decision

1. The appeal is allowed and planning permission is granted for roof conversion and alterations. Including raising of roof and erection of second storey over utility room at Alma Place, Stroud, Gloucestershire, GL5 2PS in accordance with the terms of the application, Ref S.21/1911/HHOLD, dated 4 August 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: Location Plan, Site Plan, Proposed Elevations Drawing Number: AC 001 -03 revision 03A, Comparison of proposed to existing SW and SE elevations Drawing Number: AC 002-04 revision 04A, Comparison of proposed to existing NE and NW elevations Drawing Number: AC 003-03 revision 03B, Site levels and surrounding detail Drawing Number: AC 004-02 revision 02B, Comparison of proposed floorplan and bedroom to existing Drawing Number: AC 005-03 revision 03A.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host dwelling and the wider area.

Reasons

3. The appeal property, Alma Place, is a detached dwelling situated on a steep slope. The dwelling is constructed of natural stone with a traditional character and appearance and has previously been extended. The dwelling is situated

amongst a small cluster of other dwellings of a similar size. The rear elevation of the dwelling looks across the valley to the east.

4. The site is set within the Cotswold Area of Outstanding Natural Beauty (AONB). As the property is within the AONB, I have a duty to ensure that the proposal would not undermine the statutory purpose of the AONB to conserve and enhance the natural beauty of the area. In this instance both parties are in agreement that, due to the location of the appeal site within the built-up area of the AONB, the proposal would not cause harm in this respect. For this reason and the reasons set out below I concur.
5. The proposal is to provide a roof conversion and alterations which involve the raising of the roof of the existing extended element of the dwelling, together with the erection of a second storey over the existing utility room. The proposal also includes a new timber veranda to the front elevation.
6. The proposal would indeed represent a significant and notable alteration to the roof form of the building. The roof line, at present, is staggered and steps down in sections. Whilst the proposal would raise the height of the roof this would only be to the extent that it would match the highest point of the existing roof resulting in a consistent roof line across the width of the building.
7. Though I note that the inclusion of a mansard roof would not represent an entirely traditional design feature, in my view, the design, including the use of matching materials, would ensure that this element of the proposal would not appear unduly prominent or visually jarring but would rather sit comfortably within its context.
8. The proposal includes the addition of a gable end roof feature along the south-east elevation and a balcony and gable roof feature along the north-west elevation. These features would each be constructed using complementary or matching materials and have been designed in such a way so as to reflect the existing dwelling and its features. The proposed alterations would also be consistent with the scale and proportions of the host dwelling. As such, in my view, the proposed roofscape would appear as a visually cohesive element of the wider dwelling and would not appear overly complicated or piecemeal.
9. The proposed gable end side extension would be relatively modest and would incorporate an overhang. The overhang would be of a minimal size, when viewed in the context of the building as a whole, and would be finished in timber clapboard cladding. This would ensure that this part of the proposal would appear as a visually different element of the design which would not seek to appear as though it were part of the original fabric of the building. Nevertheless, the overhang would also draw on other materials used within the wider area and for this reason, when also considered in light of the relatively small scale of this part of the proposal, would make sure that it would not appear as a visually jarring or incongruous feature.
10. Furthermore, the existing dwelling and the plot within which it sits is large enough to accommodate the building as amended without the proposed alterations appearing as a visually dominant or incongruous addition.
11. I note that the dwelling is visible in long views; for example from Brimscombe Hill. However, in many of the views from the public domain I was able to observe during my site visit, including those from Brimscombe Hill, Alma Place

was largely screened from view by mature trees and greenery. Furthermore, the dwelling is seen in the context of others within the surrounding area; a number of which have consistent, single height, roof forms or modern additions themselves.

12. Overall, for the reasons given above, I consider that the proposed alterations would be sympathetic to the traditional character and appearance of the existing building and others within the area. I therefore consider that the proposal would not cause harm to the character and appearance of the host dwelling or the wider area.
13. Consequently, the proposal would accord with Policies HC8 and CP14 of the Stroud District Local Plan, November 2015 (LP). These policies, amongst other things, support development that is of an appropriate design and appearance and state that permission will be granted for the extension of residential properties provided the height, scale, form and design of the extension is in keeping with the scale and character of the original dwelling and the site's wider setting and location.

Conditions

14. In the interests of precision and clarity I have undertaken some minor editing and rationalisation of the conditions proposed by the Council. Alongside the standard time limit condition, I have imposed a condition specifying the relevant plans as this provides certainty. In the interests of protecting the character and appearance of the area I have imposed a condition with regard to the materials to be used.

Conclusion

15. For the reasons given above I allow the appeal.

L J O'Brien

INSPECTOR