



Appeal Decision

Site visit made on 8 February 2023

by E Pickernell BSc MSC MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7th March 2023

Appeal Ref: APP/Y3940/D/22/3301718

Peartree Cottage, Ansty Coombe Lane, Ansty, Wiltshire SP3 5PZ

- 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 & Mrs Hicks against the decision of Wiltshire Council.
- The application Ref PL/2022/02040, dated 8 March 2022, was refused by notice dated 4 May 2022.
- The development proposed is erection of garage (variation to approval 17/07021/FUL).

Decision

1. The appeal is allowed and planning permission is granted for erection of garage at Peartree Cottage, Ansty Coombe Lane, Ansty, Wiltshire SP3 5PZ in accordance with the terms of the application, Ref PL/2022/02040, dated 8 March 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: P101 E Site Location and Block Plan; P104 H Detached Garage Plans and Elevations.
 - 3) The timber cladding and tiles to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building (Peartree Cottage).

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area, with particular regard to the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB).

Reasons

3. The appeal site is located on rising land towards the bottom of a small valley (coombe) within the AONB. A lane runs along the base of the coombe which is mostly bound by banks and hedgerows. This gives access to a small, loose-knit group of dwellings which are generally well treed and benefit from mature gardens. These dwellings and gardens sit comfortably within the sloping fields, patches of woodland and narrow lanes of the surrounding rural landscape, characteristic of the AONB.
4. The proposed garage would be located adjacent to the lane, where the land banks up and new hedging has been planted. The relationship of the garage to the lane would be similar to a number of other nearby buildings and because of its positioning perpendicular to the road it would not be overly dominant when

viewed from the lane. Whilst the structure would be larger than other outbuildings nearby and the approved garage¹, its simple design, natural materials and open fronted bay would limit its visual significance from the lane.

5. In addition, the proposed building would not be prominent from higher ground on either side of the coombe. In longer views the garage would be seen against a backdrop of vegetation and due to the surrounding topography, its appearance would not detract from the setting of the coombe or the landscape character of the area, even when giving great weight to the duty to conserve the landscape and scenic beauty of the AONB.
6. Planning permission has previously been refused² for a three-bay garage, however the proposal is of a different design and is positioned much closer to the host dwelling. The previous proposal also included a large area of hardstanding. I acknowledge that the proposed garage would be closer to the lane than that previously approved, however for the reasons outlined above I find that the proposal would not harm the character of the coombe.
7. Consequently, I conclude that the proposal would not be harmful to the character and appearance of the area, with particular regard to the AONB. As such the development accords with Core Policies 51 and 57 of the Wiltshire Core Strategy (Adopted January 2015). Amongst other things, these policies seek to ensure that new developments achieve a high standard of design, enhance local distinctiveness by responding to the local context, including landscape setting, and avoid harm to landscape character. Furthermore, it would accord with the National Planning Policy Framework (the Framework) which seeks to ensure that development achieves a high standard of design, is sympathetic to local character and that great weight is given to conserving and enhancing landscape and scenic beauty in AONBs.

Conditions

8. In the interests of certainty, I have imposed a condition specifying the approved plans. Matching materials are required to ensure the development has a satisfactory appearance.
9. The Council suggests a condition to prevent the garage being converted into habitable accommodation to secure adequate parking. However, the dwelling benefits from a driveway which provides several parking spaces, as such this condition is not necessary.

Conclusion

10. For the reasons given above, I conclude that the proposal would accord with the development plan and the Framework, and therefore the appeal is allowed.

E Pickernell

INSPECTOR

¹ 17/07021/FUL

² 17/07996/FUL