

Appeal Decision

Site visit made on 15 March 2023

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6TH April 2023

Appeal Ref: APP/Y9507/D/22/3308907

Brickyard Cottage, Surrey Road, Lodsworth, Petworth GU28 9DR

- 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 D Delorenzo against the decision of the South Downs National Park Authority ('the NPA').
 - The application, Ref. SDNP/22/00505/HOUS, dated 31 January 2022 was refused by notice dated 22 July 2022.
 - The development proposed is a glazed link between the main cottage and the detached office.
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Decision

1. The appeal is allowed and planning permission is granted for a glazed link between the main cottage and the detached office at Brickyard Cottage, Surrey Road, Lodsworth, Petworth in accordance with the terms of the application, Ref. SDNP/22/00505/HOUS, dated 31 January 2022 and subject to the following conditions:
 - 1) The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this Decision;
 - 2) The external materials shall match the existing as indicated in the Materials Schedules on the approved plans;
 - 3) The development shall be carried out in accordance with the following approved plans: Drawing Series No. 1911 AP: Plan Nos. 00.01 A; 00.02 A; 11.01 A; 11.02 A; 11.03 A; 41.01 A; 41.02 A; 41.04; 00.03 D; 10.01 E; 10.02 F; 10.03 E; 40.02 D; 40.04; 41.01 D;
 - 4) Notwithstanding the submitted details, no works to install the full height glazing to the link shall commence until details of a low reflective glazing system have been submitted to and agreed in writing by the SDNPA. The development shall be carried out in accordance with the approved details.

Main Issue

2. The main issue is the effect of the proposed glazed link on the character and appearance of the host building and its surroundings.
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Reasons

3. Although originally a cottage when built in the 1800's, as a result of significant extensions permitted in the 1960's and again about 20 years ago, the appeal dwelling is now a substantial country house that sits unobtrusively in its secluded grounds of over an acre and since 2002 has been classified as a 'large dwelling' for the purposes of interpreting planning policy in the National Park. In the period between these extensions the self-contained office was permitted in 2008 and is linked to the dwelling by a paved area enclosed at the front by a low wooden fence and to the rear by a brick wall that retains the lawn at a higher level.
4. I have had regard to the comments made by the NPA's Historic Building's Advisor on these earlier alterations and additions on the building's historic character and noted their disagreement with the appeal scheme. However, their observations also comment that *'the original historic building has already been extended beyond the point where it can retain its historic character and identity'*. This is patently the case, and whilst it cannot justify a development that would cause harm to the appearance and setting of the building, in my view it does in principle justify a subservient addition necessary for the reasonable use and enjoyment of the dwelling.
5. This is now proposed in the form of a glazed link that would have the functional role of connecting the house with the office, thereby allowing moving between them without the inconvenience of going outside, especially at times of inclement weather. In my view the link would be perceived as a lightweight structure far superior in appearance to the existing wooden fence. Moreover, a contemporary glazed addition to a historic building is a well-established principle in development proposals, subject to its subservience and high quality detailing and materials. In my view this is clearly the case here and as the grounds of appeal point out, the structure would be read in the context of the present extensive glazed alterations to the east elevation of the house.
6. Accordingly, no harm would be caused to the character or appearance of the existing building, the immediate surroundings of the dwelling's gardens, and to this part of the National Park. There would therefore be no conflict with the Refusal Notice's cited policies of the South Downs National Park Local Plan (2014-33) adopted 2019 or with Sections 12 'Achieving Well-Designed Places' & 15: 'Conserving and Enhancing the Natural Environment' (in the case of the latter, paragraph 176 in particular) of the National Planning Policy Framework 2021.
7. I shall therefore allow the appeal. A condition requiring external materials to match the existing glazing will safeguard visual amenity. A condition requiring the development to be carried out in accordance with the approved plans is needed for the avoidance of doubt and is in the interests of proper planning.
8. A condition as regards low reflective glazing will protect the dark night skies of the National Park. However, suggested conditions requiring compliance with the approved ecosystems service statement and the provision of a bat box, a bird box and a hedgehog nesting box do not pass the tests for conditions of reasonableness, necessity and relevance to the development permitted, given

that the scheme is limited to a small glazed link on an existing hardstanding between two existing buildings.

Martin Andrews

INSPECTOR