



Appeal Decision

Site visit made on 29 August 2023

by N Bromley BA Hons DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 September 2023

Appeal Ref: APP/L3245/D/23/3318342

The Wheatlands, 3 Lanes End, Farlow, Kidderminster, Shropshire DY14 0RH

- 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 Philips against the decision of Shropshire Council.
 - The application Ref 22/05591/FUL, dated 12 December 2022, was refused by notice dated 7 February 2023.
 - The development proposed is two storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a two-storey side extension at The Wheatlands, 3 Lanes End, Farlow, Kidderminster, Shropshire DY14 0RH in accordance with the terms of the application, Ref 22/05591/FUL, dated 12 December 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: L075-05(-); L075-10(C); and L075-12(C).
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those as shown on the approved plans.

Main Issue

2. The effect of the proposal on the character and appearance of the host building, with particular regard to its significance as a non-designated heritage asset.

Reasons

3. The Wheatlands is a detached, two storey house, located in the open countryside and within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). The Council indicates that the building is recorded on the Historic Environment Record (HER), as part of the Historic Farmsteads Characterisation Project. On this basis, it is a non-designated heritage asset (NDHA) in the terms of the National Planning Policy Framework (the Framework).
4. The significance of the building as a heritage asset derives from its attractive appearance, with stone walls, clay tile roof, and its setting alongside the neighbouring cottage of a similar appearance, within the AONB. The Framework, at paragraph 203, sets out that, in weighing applications that

directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

5. The cottage fronts the road and is set behind a tall hedgerow. A large outbuilding is situated forward of the front elevation, close to the road, which, along with the frontage hedgerow, obscures views of the cottage from the road. The cottage has been extended to the side and rear previously and the cumulative number of previous extensions have increased the size of the original cottage, to the extent that it can no longer be described as a modest cottage. Notwithstanding this, the cottage maintains its attractive appearance within its rural setting and the character and appearance of the building is largely preserved.
6. The proposed development would extend to the side of the existing building and increase its footprint markedly. However, it has been designed to have a subordinate appearance, with a set back from the front elevation and a reduced ridge height. Additionally, a hipped roof is proposed to reduce its height and scale. The materials are proposed to match the original cottage but horizontal timber cladding and "timber barn doors" are proposed on the front and rear elevations, in an attempt to replicate a "rural barn style", that the proposal seeks to take its design influence from.
7. The proposed extension has been deliberately designed to have a contrasting appearance to the original cottage, which along with its subordinate design, would ensure that it would not overwhelm the appearance of the main building or the site. The use of materials and its "rural barn style" appearance represents a high-quality design that assimilates well within the site and its rural setting. Therefore, the design would help to preserve the character and attractive appearance of the cottage.
8. For the reasons outlined above, the design of the proposed development is acceptable, and would not result in harm to the character and appearance of the host building. On this basis, the effect of the proposal would be neutral and on balance it would not be harmful to the significance of the non-designated heritage asset. Therefore, the proposal would accord with Policies CS5 and CS6 of the Shropshire Local Development Framework: Adopted Core Strategy (2011), along with Policies MD2, MD7b and MD13 of the Shropshire Council Site Allocations and Management of Development Plan (2015). These, taken together and amongst other things, seek development that is of a high-quality design, that protects, restores, conserves, and enhances the built environment, historic context, and the character of heritage assets. It would also be in accordance with paragraph 203 of the Framework.

Conditions

9. In addition to the standard time limit condition, I have also, in the interests of certainty, attached a condition specifying the approved plans. A condition to secure that external materials, relating to the proposal, are those specified on the approved plans, is also necessary in the interests of safeguarding the character and appearance of the host property and surrounding area.

Conclusion

10. For the reasons given above, I conclude that the appeal should be allowed.

N Bromley

INSPECTOR