



Appeal Decision

Site visit made on 20 March 2023

by Tamsin Law BSc MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 October 2023

Appeal Ref: APP/C1625/W/22/3307582

8 Westend, Gloucestershire, Cam, GL11 6JD

- 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 Clovergate Construction Ltd (Mr S Angell) against the decision of Stroud District Council.
 - The application Ref S.22/0962/FUL, dated 1 May 2022, was refused by notice dated 26 August 2022.
 - The development proposed is described as 'proposed two dwellings.'
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The appeal site benefits from planning permission¹ for the construction of three dwellings. During my site visit I observed that works had commenced on site, as such this permission remains extant.

Main Issues

3. The main issues are the effect of the proposed development on the character and appearance of the area.

Reasons

Character and Appearance

4. The appeal site comprises an area of land to the rear of No 8 Westend. The site is bound to the north by an area of open land, to the east by allotments, and to the south and west by existing residential dwellings. Although properties in the vicinity are of different design styles and construction ages, the area largely comprises detached two storey and bungalow dwellings set in generous plots. The plot sizes in the immediate area are a noticeable feature, which combined with the allotments and open land make an important and positive contribution to the verdant character of this part of Westend.
5. The submitted drawings detail very small curtilages, significantly lacking the spaciousness of others around it, leading to a much higher building to space ratio. It would result in a cramped form of development which would be at odds with and erode the established development pattern and verdant character of the area.

¹ S.18/1869/FUL approved 12 June 2019

6. The appellant has drawn my attention to nearby development of a higher density; however, these are further away from the appeal site which is both visually and spatially linked with the larger plots of immediately adjoining properties.
7. The proposed development would replace one dwelling on the approved scheme with two detached dwellings. The approved scheme would retain larger plot sizes which would be more in keeping with the surrounding pattern of development.
8. I therefore conclude that the proposal would harm the character and appearance of Churchfield Road, contrary to adopted policy HC1 and CP14 of the Stroud District Local Plan (2015), which requires that housing is of a scale, layout and design that is compatible with the character, appearance, and amenity of the part of the settlement in which it would be located. The proposed development would also be at odds with paragraphs 130 of the National Planning Policy Framework (Framework) which seeks to ensure developments are visually attractive and sympathetic to local character.

Other Matters

9. In respect of the Severn Estuary Special Area of Conservation (SAC), Habitats Regulation 63(1) states that a competent authority, before deciding to give permission, must make an appropriate assessment of the implications of the development of that site. Given my reasoning in respect of the main issues and that the appeal is dismissed, there is therefore no requirement upon me in that regard and have not considered the matter further.

Conclusion

10. The proposal would be contrary to the development plan as a whole and there are no other material considerations, including the approach of the Framework, which outweigh this finding. I therefore conclude that the appeal should be dismissed.

Tamsin Law

INSPECTOR