



Appeal Decision

Site visit made on 30 October 2023

by J Pearce MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 November 2023

Appeal Ref: APP/V0510/D/23/3328375

135 The Butts, Soham, Cambridgeshire CB7 5AW

- 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 Mrs E Gabriel against the decision of East Cambridgeshire District Council.
 - The application Ref 23/00483/FUL, dated 19 April 2023, was refused by notice dated 3 August 2023.
 - The development proposed is the erection of outbuilding and associated works.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of outbuilding and associated works at 135 The Butts, Soham, Cambridgeshire CB7 5AW in accordance with the terms of the application, Ref 23/00483/FUL, dated 19 April 2023, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: P – 5018 – 01 and P – 5018 - 02.

Preliminary Matters

2. An outbuilding is under construction at the site and whilst it appears to be the outbuilding that is the subject of the appeal, it has not yet been completed. I have proceeded with the appeal based on the submitted drawings.

Main Issue

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

Reasons

4. The appeal site consists of a detached bungalow within a row of dwellings. Beyond the tall and established hedgerow that forms the rear boundaries are open fields. The fields extend across the rear of properties fronting The Butts and Cherry Tree Lane. There are outbuildings to the rear of properties, including a metal building at No 137a The Butts.
5. The building would be to the rear of the dwelling at No 135 The Butts (No 135), close to the rear boundary. The scale and position of the building would respect the dominance of the dwelling at No 135 and restricts the visual effect within the street scene of The Butts and Cherry Tree Lane. The building is stated to

house the appellant's motorhome and would be the minimum size necessary to accommodate the vehicle.

6. The roof would be visible above the hedgerow as viewed from the public right of way that crosses the adjoining field. Whilst projecting above the hedgerow, the roof would be seen within the context of the surrounding development, including the dwellings to either side of the site and their outbuildings. The proposed green box profile sheeting to the roof would allow the building to blend with its surroundings and soften its visual effect. Although box profile sheeting is uncommon for domestic outbuildings, it is typically used in rural locations, including on buildings in the vicinity of the site, and its use in this instance would therefore be acceptable.
7. I conclude that the proposal would not harm the character and appearance of the host dwelling and the area. The development therefore accords with Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan and the Design Guide SPD, which require proposals to be designed to a high quality, enhancing and complementing local distinctiveness.

Conditions

8. In addition to the standard time limit condition, I have imposed a condition requiring that the development is carried out in accordance with the approved plans. This is in the interests of certainty.

Conclusion

9. The proposal would accord with the development plan as a whole and there are no material considerations, which would indicate that a decision should be made otherwise. For the reasons given I conclude that the appeal is allowed.

J Pearce

INSPECTOR