



Appeal Decision

Site visit made on 10 October 2023

by G Sibley MPLAN MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 December 2023

Appeal Ref: APP/G1630/D/23/3322213

**Toddington Grange, Burberry Hill, Toddington, Cheltenham,
Gloucestershire GL54 5DN**

- 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 Neil Booth against the decision of Tewkesbury Borough Council.
 - The application Ref 22/00134/FUL, dated 6 February 2022, was refused by notice dated 27 February 2023.
 - The development is erection of single storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for erection of single storey rear extension at Toddington Grange, Burberry Hill, Toddington, Cheltenham, Gloucestershire GL54 5DN in accordance with the terms of the application, Ref 22/00134/FUL, dated 6 February 2022 and the plans submitted with it.

Preliminary Matters

2. The extension has already been built in accordance with the plans submitted and therefore I have determined the appeal on this basis.
3. A separate enforcement appeal has been submitted relating to this extension, however this appeal shall be determined separately.
4. The National Planning Policy Framework (the Framework) was updated in September 2023. As the updates do not affect that part referred to by the parties, it has not been necessary to consult the parties any further.
5. While the parties have referred to the Cotswolds Area of Outstanding Natural Beauty, I have adopted the current nomenclature for these areas; the Cotswolds National Landscape.

Main Issue

6. The main issue is the effect of the extension upon the character and appearance of the area including the Cotswolds National Landscape.

Reasons

7. The Framework states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscape's and that the scale and extent of development in these designated areas should be limited.

8. The Cotswolds Area of Outstanding Natural Beauty Management Plan 2018-2023 (Management Plan) identifies the special qualities of the Cotswolds National Landscape. Several of the special qualities are relevant to this scheme including, the unifying character of limestone geology, distinctive dry-stone walls, variations in the colour of the stone from one part of the National Landscape to another and distinctive settlements, development in the Cotswold Vernacular and high architectural quality and integrity.
9. The distinctive vernacular architecture is described in the Management Plan as using the local building stone. The extension has been built using the same stone as the annexe, which is similar to the other dwellings locally, including Toddington Grange. Accordingly, the appropriate use of materials has taken into consideration several of the special qualities of the National Landscape. The site is bound by dry stone walls and the scheme did not require their removal nor does it screen views of them from the wider area. Accordingly, it does not harm this element of the area that positively contributes to this special quality.
10. Linear dwellings are not identified as a special quality of the National Landscape in the Management Plan. Furthermore, the surrounding buildings are generally not linear properties, and linear buildings are not characteristic of the area. The annexe would have been a linear building before it was extended but this linearity is not a special quality of the National Landscape that needs to be preserved.
11. The extension is limited in scale with its roof set down from the host building. Accordingly, the extension is subordinate in scale to the annexe and does not detract from the primacy of the host building. Whilst the half hip roof is not entirely characteristic of dwellings within the locality, given that this is located on a small rear extension it does not significantly detract from the overall roofscape of the annexe. Furthermore, the use of similar roof tiles to match the annexe ensures the roof relates well to it. Given the limited scale and the siting of the extension to the rear, the canted corner is screened by the annexe itself and the dry-stone wall. The eaves at the back of the extension are located a significant distance from the rear window. However, the minor scale of them does not necessarily harm the overall appearance of the annexe.
12. Elements of the annexe like the windows, fascia and guttering are not consistent with the local vernacular. However, these details on the extension are at least consistent with the annexe and this maintains a consistent appearance across the building. Overall, the limited scale and the materials used ensures that the extension does not harm the character or appearance of the annexe. The scheme does not detract from the special qualities of the National Landscape and reflects local distinctiveness. The limited scale of the scheme in relation to the National Landscape as a whole has a neutral effect and therefore conserves the landscape and scenic beauty of the National Landscape and I give great weight to this.
13. Therefore, the development does not harm the character or appearance of the area including the National Landscape. Accordingly, it does not conflict with Policies SD4 and SD7 of the Gloucester, Cheltenham and Tewksbury Joint Core Strategy 2011-2031 as well as Policy RES10 of the Tewksbury Borough Plan 2011-2031 and Policy CE3 of the Management Plan. It also accords with the Framework. These seek, amongst other matters, to ensure extensions reflect

or complement the design and materials of the existing dwelling and that the scale is appropriate to the character and appearance of the existing dwelling. They also seek to ensure development within the National Landscape will conserve its special qualities.

Other Matters

14. The development stands within the Grade II Toddington Manor registered park and garden which surrounds Toddington Manor which is a Grade 1 listed building.
15. Toddington Manor is a large, mainly early C19 country house built using stone similar to the appeal building. The manor is considered to be a very important Gothic-revival building, with detailing largely derived from perpendicular work at Oxford and believed to have influenced the design of Highclere and the Houses of Parliament. The significance of the building comes from the detailed Gothic elements and picturesque style. The park and garden includes a large swathe of land around Toddington Manor. Much of this land is landscaped garden although there are several buildings, including the appeal building within the park.
16. I have had special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. The Framework, which recognises that development within the setting of a designated heritage asset can harm its significance, requires that great weight be given to the conservation of a designated heritage asset. The site is located a very substantial distance from Toddington Manor and there is a tree belt between the appeal site and Toddington Manor. Given the separation distance between the two buildings as well as the limited scale of the extended annexe, it has no adverse impact on the building's setting. Accordingly, the scheme preserves the significance of the listed building.
17. The significance of the park, which was laid out in the late C18, comes from its extent, its layout and tree planting, its water and landscape features, and its visual and historic connection with Toddington Manor. The building and the park are interrelated, and each contributes to the significance of the other.
18. Within the park there are sporadic buildings in a mix of uses which are generally built using similar materials to Toddington Manor. The extended annexe is consistent with the characteristic building forms in this landscape. Given the limited scale of the annexe and because it is partly screened by the tree belt it preserves the significance of the registered park and garden. There is no conflict with the Framework which requires heritage assets to be conserved in a manner appropriate to their significance, and for account to be taken of the positive contribution their conservation can make.

Conditions

19. The scheme has already been completed in accordance with the submitted plans and as such no conditions are necessary.

Conclusion

20. For the reasons given above the appeal accords with the development plan as a whole. The material considerations, including the Framework do not indicate

that a decision should be made other than in accordance with it. Therefore, the appeal is allowed.

G Sibley

INSPECTOR