



Appeal Decision

Site visit made on 28 September 2023 by Max Webb BA(Hons) MSc MRTPI

Decision by L McKay MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5 January 2024

Appeal Ref: APP/W0340/D/23/3320561

Globe Cottage, Old Hayward Bottom, Newtown, Hungerford, West Berkshire RG17 0QB

- 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 Gilpin and against the decision of West Berkshire District Council.
 - The application Ref 22/02436/HOUSE, dated 6 October 2022, was refused by notice dated 2 March 2023.
 - The development proposed is described as “extensions and alterations”.
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Decision

1. The appeal is allowed and planning permission is granted for extensions and alterations at Globe Cottage, Old Hayward Bottom, Newtown, Hungerford, West Berkshire RG17 0QB in accordance with the terms of the application, Ref 22/02436/HOUSE, dated 6 October 2022, subject to the conditions set out in Schedule 1.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. The Government published on 19 December 2023 a revised version of the National Planning Policy Framework (Framework). Whilst I have had regard to the revised national policy as a material consideration, planning decisions must still be made in accordance with the development plan unless material considerations indicate otherwise. In this instance, the issues most relevant to the appeal remain unaffected by the revisions to the Framework. I am therefore satisfied that there is no requirement to seek further submissions on the revised Framework, and that no party would be disadvantaged by such a course of action.
4. On 22 November 2023, all designated Areas of Outstanding Natural Beauty (AONBs) in England and Wales became “National Landscapes” (NLs). I have therefore made reference to NLs in my recommendation and specifically referred to the North Wessex Downs AONB as the North Wessex Downs National Landscape (NWDNL). However, for the avoidance of doubt, the legal designation and policy status of these areas are unchanged, and I have proceeded on this basis.

5. In this case, the Council identified the appeal site as an NDHA asset during the application process. The Planning Practice Guidance explains that a non-designated heritage asset (NDHA) can be identified as part of the decision-making process on planning applications. Therefore, I will consider the appeal on this basis.

Main Issue

6. The main issue is the effect of the proposed development on the character and appearance of the host dwelling and the surrounding area, including the NWDNL.

Reasons for the Recommendation

7. The appeal site is an attractive traditional red brick cottage with an existing brick and black timber clad single-storey outbuilding. The form, materials, fenestration and large chimney stacks all contribute to the traditional character of the main dwelling and its significance as a non-designated heritage asset.
8. There is a footpath across a field near the property that allows some views of the rear of the dwelling. The character of the surrounding area, including the NWDNL in the vicinity of the appeal site, is made up from open countryside containing similar traditional cottages. The appeal site contributes positively to this character.
9. The proposed two-storey extension would be set down slightly from the ridge and set in from the front of the property, sited on the furthest elevation from the road. As a result, although it would have a similar eaves level it would not appear overly tall or dominant in comparison with the original dwelling. It would also retain the visible chimney stacks and be constructed from matching brickwork, roof materials and have conforming fenestration. It would therefore allow the form of the original dwelling to be appreciated and complement its traditional appearance whilst remaining subservient in scale.
10. The modern design of the proposed rear extension and glazed corridor separating it from the original dwelling would enable the extension to appear as a distinct addition. Although it would have a significant footprint its height and position, set in from both the end of the existing outbuilding and proposed main dwelling, would leave a reasonable amount of the dwelling visible. Use of black charred timber cladding would provide visual reference to the existing outbuilding, either with its existing cladding or the vertical cladding proposed here, whilst retaining the clear distinction from the host dwelling. It would also relate to cladding used on nearby properties. As a result, the proposed single-storey extension would not cause harm to the character or appearance of the host dwelling.
11. The two-storey extension would only be partially visible from the road due to its position and screening from the garage and vegetation. The single-storey extension would be screened by the outbuilding and hedging on the boundary. The glazed link would be visible when passing the property, but its transparent nature would not cause any disruption to the character of the dwelling. Although the footpath would afford views of the proposal as a whole, these would be at some distance with intervening tree cover, and it is not unusual to see outbuildings associated with dwellings in this area. In any case, the scale of

the traditional cottage would mean it remained the dominant feature in these views.

12. As a result, the proposal would not have an adverse effect on the character or significance of the existing dwelling as an NDHA or the landscape and scenic beauty of the NWDNL.
13. Overall, therefore, the proposal would not cause harm to the character and appearance of the host dwelling or surrounding area, including the NWDNL. As a result, it would accord with Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (adopted 2012), which together seek to ensure the scale, density and design of development respects the character and appearance of the area and conserves heritage assets and the local distinctiveness of the landscape character.
14. The Council did not refer to Policies C1 or C6 of the Housing Site Allocations Development Plan Document (2006-2026) (adopted 2017) in its reason for refusal, however from the appellant's submissions it appears that they are relevant. These Policies allow for extensions to existing dwellings in the countryside subject to certain parameters being met. For the reasons set out above, the proposal would accord with those parameters and therefore those Policies.

Conditions

15. I have recommended the standard time condition and compliance with the approved plans for reasons of certainty. Use of matching materials is necessary to safeguard the character and appearance of the dwelling, but as those details are specified on the plans there is no need for a separate materials condition.
16. I have recommended a drainage condition as the Council has identified the appeal site to be in a location subject to high surface water flood risk. When this is the case, Policy CS16 of the Core Strategy requires such information to be submitted. I have however altered the wording slightly from that suggested by the Council, in the interests of precision.

Conclusion and Recommendation

17. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal be allowed subject to the conditions listed below.

Max Webb

APPEAL PLANNING OFFICER

Inspector's Decision

18. I have considered all the submitted evidence and my representative's recommendation and agree with the reasoning set out above. Subject to the conditions set out in Schedule 1, the proposal would accord with the development plan. On that basis the appeal is allowed subject to the conditions set out below.

L McKay

INSPECTOR

Schedule 1

- 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, including the materials specifies thereon: 22002/PL/01 Rev A, 22002/PL/02 Rev A, 22002/PL/10 Rev A and 22002/PL/07 Rev F.
- 3) No development, including excavation or construction, of the extensions hereby permitted shall take place until details of surface water drainage works have been submitted to and approved in writing by the Council, to include a timetable for their implementation. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the Council. Where a sustainable drainage scheme is to be provided the submitted details shall:
 - provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
 - provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The surface water drainage works shall thereafter be carried out in accordance with the approved details and timetable and the sustainable drainage system shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan.