



Appeal Decision

Site visit made on 26 February 2024

by Neil Pope BA (HONS) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 February 2024

Appeal Ref: APP/D1265/W/23/3316479

The Coach House, 90A West Street, Bere Regis, Dorset, BH20 7HH.

- 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 & Mrs K Farrer against the decision of Dorset Council (the LPA).
- The application ref. P/HOU/2022/06232, dated 10/10/22, was refused by notice dated 30/11/22.
- The development proposed is *"Erect garden room with patio, erect boundary fence."*

Decision

1. The appeal is allowed. Planning permission is granted for a garden room with patio and boundary fence at The Coach House, 90A West Street, Bere Regis, Dorset, BH20 7HH. The permission is granted in accordance with the terms of the application ref. P/HOU/2022/06232, dated 10/10/22 and the plans numbered WAC/1281C/L02A & E01.

Preliminary Matters

2. The development has been undertaken. The LPA is unconcerned by the patio and fence.

Main Issue

3. The main issue is whether the garden room preserves the setting of the grade II listed building at 90 West Street and preserves or enhances the character or appearance of the Bere Regis Conservation Area (CA).

Reasons

4. The Coach House is a converted outbuilding (now a self-contained dwelling) to the rear (north) of 90 West Street and lies within the CA. The garden room occupies an elevated position at the end of the appellants' sloping garden. It sits above the height of The Coach House and can be seen from part of the CA.
5. The garden room is set well back from 90 West Street. It is very modest in size, with timber clad walls, windows and a shallow pitched, felt shingle roof. Although it can be seen in some views of this listed building, the simple form and appearance of this low-profile structure does not detract from an appreciation or understanding of the special architectural or historic qualities of this circa 18th century end of terrace house or harm its setting.
6. The CA includes garden structures of various types and sizes. There is nothing of substance to demonstrate that the scale, massing, or location of the garden room detracts from the special qualities of the CA or fails to positively integrate with the surroundings. It preserves the setting of 90 West Street and the character and appearance of the CA and accords with the provisions of policies LHH and D of the Purbeck Local Plan Part 1. The appeal therefore succeeds.

Neil Pope
Inspector