



Appeal Decision

Site visit made on 15 July 2024

by Mr C J Tivey BSc (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6 August 2024

Appeal Ref: APP/C1625/D/24/3342690

The Coach House, Spring Hill, Nailsworth, Stroud, Gloucestershire GL6 0LX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Ian Collier against the decision of Stroud District Council.
 - The application Ref is S.23/2154/HHOLD.
 - The development proposed is for the insertion of a dormer window and consequent re-roofing.
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Decision

1. The appeal is allowed and planning permission is granted for the insertion of a dormer window and consequent re-roofing at The Coach House, Spring Hill, Nailsworth, Stroud, Gloucestershire GL6 0LX in accordance with the terms of the application, Ref S.23/2154/HHOLD, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 1:1250 and 2327.21N.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 4) All works shall be carried out in full accordance with the recommendations contained in the Bat Survey Report (ATW Ecology, November 2023) and within three months of commencement, a specification (including methodology and programme of implementation) for the enhancement of biodiversity through the provision of one bat box shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved specification and programme of implementation and be retained thereafter.

Main Issue

2. The main issue is whether the proposal would preserve or enhance the character or appearance of the Conservation Area.

Reasons

3. The appeal site consists of a converted coach house building, unlisted, but in close proximity to a number of Listed Buildings and within the Conservation Area which largely comprise high quality stone buildings with natural Cotswold stone slates to roofs and, in a number of cases, modest pitched roof dormers. The majority of Listed Buildings are well conserved or undergoing restoration; many of which such as Spring Hill Court opposite, are high-status buildings which contribute to the significance of the Conservation Area.
4. Views of the appeal site's south east facing roof slope are quite limited and only apparent from a point on Spring Hill where in alignment with the frontages of the aforementioned Spring Hill Court and Braeside to its south.
5. I accept that the current roof plane is unbroken, however, whilst ultimately each case must be assessed on its own merits, modest dormer extensions whether they be pitched or mono-pitched, are readily apparent on historic buildings within Nailsworth. Therefore, I consider that by virtue of its relatively limited proportions, that it would not appear an incongruous addition to the existing property, in terms of either siting, scale, form or design.
6. Leading on from the above, I find that the proposal would preserve the character and appearance of the Conservation Area as a whole and no harm would be caused to the Designated Heritage Asset or the setting of surrounding Listed Buildings. Consequently I consider that the proposal complies with Policies HC8 and ES10 of the Stroud District Local Plan (2015) which together permit the extension of residential properties provided, amongst other things, that the height, scale, form and design of the extension is in keeping with the scale and character of the original dwelling and the site's wider setting; and support proposals which conserve the significance and setting of the District's heritage assets, especially those elements which contribute to the distinct identity of the District.

Conclusion and Conditions

7. For the reasons set out above, I conclude that the appeal should succeed.
8. Other than the standard time limit condition, the Council suggest a condition requiring external materials to be used in the construction of the dormer to match those of the existing building and that the development be carried out in accordance with the submitted plans. I consider these conditions necessary in the interests of preserving the character and appearance of the Conservation Area. Furthermore, I note that the Council's Biodiversity Team stipulated that whilst there was no ecological objection, the proposal was acceptable subject to the imposition of conditions requiring the recommendations contained within the submitted Bat Survey report to be carried out, as well as biodiversity enhancement measures to be implemented. Whilst I have merged these two conditions into one, I consider that they are necessary in order to protect and enhance the site for biodiversity and having regard to protected species.

C J Tivey

INSPECTOR