

Appeal Decision

Site visit made on 29 August 2024

by G Powys Jones MSc FRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 11 September 2024

Appeal Ref: APP/H1840/D/24/3345497

Mulberry House, 56 High Street, Honeybourne, Evesham, WR11 7PQ

- 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 Chaplin against the decision of Wychavon District Council.
 - The application Ref is W/24/00611/HP.
 - The development proposed is a single storey rear, two storey side/front porch extensions and associated works.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey rear, two storey side/front porch extensions and associated works at Mulberry House, 56 High Street, Honeybourne, Evesham, WR11 7PQ in accordance with the terms of the application Ref W/24/00611/HP subject to the conditions set out in the attached Schedule.

Main issue

2. The main issue is the effect of the proposed development on the character and appearance of the host property and its surroundings.

Reasons

3. The appeal property is a detached brick-built dwelling of a design typical of its relatively recent origin. A number of other properties of a similar design were built contemporaneously in a line on the same side of the street. Several have been modified, including three¹ with extensions and alterations of a type almost identical to what the appellants propose at the front and side. All the modified dwellings sit harmoniously in the street, displaying none of the symptoms of unacceptable design which the Council fears would occur in this case.
4. On this basis alone I consider that the Council's concerns as to the effect on the host property and its surroundings would not come to fruition in reality. Moreover, the dwelling is set back from the highway, and views of it when approaching from the north are screened by an intervening group of trees. Other large, mature single trees planted in the highway verge largely screen the house when approaching from the south. Accordingly, the dwelling, even when extended, would blend in seamlessly into the street scene.

¹ At Nos 42, 50, 52 &

5. I note the Council's concerns as to the materials proposed, which would represent a departure from the predominant brick used originally on the dwelling. However, I saw that a variety of materials have been used successfully on various extensions and alterations in this and other parts of the village, and I see no reason why the palette proposed would not prove as successful.
6. The Council relies heavily on some of the content of its design guidance² in opposing this proposal. To my mind, however, a slavish adherence to its recommendations is unnecessary in the particular circumstances of this case, having regard to the nature and character of development in close proximity to the appeal site.
7. I therefore conclude that the proposal, if built, would sit acceptably in its visual and spatial context without harming the character and appearance of the host property or the surrounding area. Accordingly, no material conflict arises with the main objectives of policy SWDP21 of the South Worcestershire Development Plan, since the extension is of a high quality design, integrating effectively with its surroundings, and in keeping with the architectural characteristics of the original property and its surroundings.

Conditions

8. The Council has suggested that several conditions should be imposed in the event of the appeal being allowed. All are considered necessary. Accordingly, the suggested condition that the development shall be carried out in accordance with the approved plans is imposed in the interests of certainty, as will a condition relating to materials, in the interests of visual amenity, albeit in a modified form. A further condition is imposed in the interests of sustainable drainage. I consider that an additional condition is also necessary in the interests of biodiversity gain.
9. I have taken account of all other matters, but none raised in the representations is of such strength or significance as to outweigh those considerations that led me to my conclusions.

G Powys Jones

INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. Prior to work commencing on the superstructure of the extensions and alterations, hereby permitted, details of the materials to be used on all external elevations, windows, doors and the roofs shall be submitted to the local planning authority for its approval, to be obtained in writing. The

² South Worcestershire Design Guide Supplementary Planning Document (March 2018)

development shall thereafter be carried out in accordance with the approved details.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: Ref: 23.025-1a & 23.025-2h
4. The development shall be carried out in accordance with the recommendations contained in the Water Management Statement dated 25 March 2024 produced by Featherbed Architects.
5. The development shall be carried out in accordance with the recommendations on ecological mitigation and enhancement contained in Section 5 of The Preliminary Roost Assessment, Issue V1.0 dated March 2024 produced by Sharpe Ecology.