



Appeal Decision

Site visit made on 19 November 2024

by Rachel Hall BSc MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25th November 2024

Appeal Ref: APP/H1840/W/24/3347710

**The Heath, Clives of Cropthorne, Main Road, Cropthorne, Worcestershire
WR10 3NE**

- 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 R Clive against the decision of Wychavon District Council.
 - The application Ref is W/24/00763/FUL.
 - The development proposed is extension of glamping pod previously permitted for holiday use (retrospective).
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Decision

1. The appeal is allowed and planning permission is granted for extension of glamping pod previously permitted for holiday use (retrospective) at the Heath, Clives of Cropthorne, Main Road, Cropthorne, Worcestershire WR10 3NE in accordance with the terms of the application, Ref W/24/00763/FUL, subject to the conditions in the attached schedule.

Main Issue

2. The main issue is the effect of the extension on the character and appearance of the building and surrounding countryside.

Reasons

3. The appeal site is positioned on lower ground relative to the farm shop and is separated from it by intervening grassed land. In addition, from the rear of the farm shop and from the nearby footpath, the extension is viewed against a backdrop of existing mature vegetation. Rather than its outline being visible against the sky, this helps the building to blend in with the existing landscape. As such, it is not prominent in views from the surrounding countryside.
4. The extension has a simple form with a limited number of windows. This helps to ensure that the existing glamping pod, with its curved roof, remains the focal point. The extension is slightly taller than the glamping pod and slightly wider. However, it is not as long. Consequently, on approach from the farm shop, the footprint of the extension is noticeably stepped back from that of the existing pod. This also helps to limit its dominance relative to it. Moreover, additional landscaping could reasonably be imposed by condition to further soften the appearance of the extension.
5. The extension's walls comprise of horizontal timber. Although having a functional appearance and differing from the materials of the glamping pod, the use of a natural material appears appropriate in this rural setting. Furthermore, timber cladding is a noticeable part of the materials used on the

farm shop and an adjacent building. Consequently, it does not appear alien in this context.

6. Therefore, the extension has an acceptable effect on the character and appearance of the building and the surrounding countryside. As such, it complies with Policy SWDP21 of the South Worcestershire Development Plan (2016) (the Local Plan). This generally seeks to ensure proposals achieve high quality design and integrate with their surroundings. It also accords with Policy SWDP35 of the Local Plan. Amongst other matters this requires that visitor accommodation achieves an appropriate design and, where it is outside of a settlement, comprises an extension to an existing facility. In addition, it complies with the approach in the National Planning Policy Framework, for developments to achieve good design, taking into account their landscape setting.
7. The height and width of the extension relative to the glamping pod are not wholly in line with the approach envisaged for extensions in the South Worcestershire Design Guide Supplementary Planning Document (2018). Nonetheless, for the above reasons the extension's design is acceptable in the particular circumstances of this case.

Conditions

8. I have considered the conditions suggested by the Council, having regard to the six tests set out in the Framework. The appellant did not raise any objections to these. I have amended the wording of certain conditions in the interests of precision, without substantively altering their meaning.
9. For certainty, a condition is required to ensure the development is retained in accordance with the approved plans [1]. A condition is necessary to require approval of the treatment of the external walls to ensure the development achieves and maintains an acceptable appearance [2]. Details of foul and surface water drainage are required to be submitted to ensure the development is suitably drained [3]. A condition requiring approval of a scheme of landscaping and biodiversity enhancements is necessary in order to maximise gains for biodiversity and to further embed the appearance of the appeal building within the surrounding landscape [4]. Given the site's location in open countryside, a condition is necessary to ensure that the building is used only as short-term holiday accommodation, and a register of occupants is required for the condition to be enforceable [5].

Conclusion

10. The proposal complies with the development plan as a whole, and there are no material considerations of sufficient weight to indicate that permission should be withheld. I therefore conclude that the appeal should be allowed.

Rachel Hall

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall be retained in accordance with drawing nos 2221 1000 Rev A and 2221 3002.
- 2) Within one month of this decision, details of the treatment of the timber and stain to be used on all external walls of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. The agreed details shall subsequently be completed within three months of this decision and maintained as such thereafter.
- 3) Within one month of this decision, full details of all foul and surface water drainage systems to serve the development shall have been submitted to and approved in writing by the local planning authority for their written approval. The drainage works shall subsequently be implemented in accordance with the approved details within three months of this decision and shall be maintained as such thereafter.
- 4) Within three months of this decision, a scheme of landscaping and biodiversity enhancements shall have been submitted to the local planning authority for their written approval. The scheme shall include details of the locations of new shrub and hedge planting and for each species their quantities and sizes. The approved scheme shall be implemented in the first planting season following this decision. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 5) The development shall be occupied as holiday accommodation only and shall not be occupied as a sole or main place of residence by any persons. An up-to-date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.