



Appeal Decision

Site visit made on 30 April 2025

by **G Ellis BSc (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 15 May 2025

Appeal Ref: APP/C1435/D/25/3362083

The Cottage, High Barn Road, Upper Dicker BN27 3QJ

- 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 Harry Webb against the decision of Wealden District Council
 - The application Ref is WD/2025/0197/F.
 - The development proposed is proposed two storey side extensions. single storey rear extension. partial garage conversion and front facing dormer windows. Existing pv solar roof panels to be replaced.
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Decision

1. The appeal is allowed, and planning permission is granted for two storey side extensions. single storey rear extension. partial garage conversion and front facing dormer windows. Existing pv solar roof panels to be replaced at The Cottage, High Barn Road, Upper Dicker BN27 3QJ in accordance with the terms of the application, Ref WD/2025/0197/F 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the approved plans: 2449/01, 2449/02, 2449/03, 2449/04, 2449/05 Rev. B, 2449/06 Rev. B, 2449/07, 2449/08 Rev. C, 2449/09 Rev. A

Main Issue

2. The main issue is the effect of the development on the character and appearance of the host property and the surrounding area.

Reasons

3. The Cottage is a two-storey property situated close to the road with a large garden at the rear. Located on the edge of Upper Dicker, it forms part of a small row of detached properties which vary in scale and design.
4. The proposal involves a number of extensions and alterations to the Victorian cottage. The two-storey extensions to each side are to be set down and offset from the front elevation. Unlike the extension to the southwest elevation, which has fenestration reflecting the host property, the smaller extension to the northeast has larger modern windows and links into the existing garage extension, which would

be part converted. While the first floor of the flank elevation would be blank, the positioning of the extension retains the projecting two-storey bay as the key feature of that elevation, and with glazing to the gable end and a pitch-roofed porch, I do not find the unarticulated first floor to be out of place or visually jarring.

5. Together with the other extensions, which include a flat roof single extension to the rear and dormer windows to the front, the scale of the property would be increased. However, a number of existing lean-tos are to be removed, and each of the proposed elements is proportionate in scale and reflects the design guidance in the Wealden Design Guide 2008 (WDG) in terms of their subservient form and general design.
6. The Council highlight that the increase in floor area would be over 30%. As a figure noted in WDG as upto which extension should generally be acceptable, it provides guidance and does not set direct limits on the size of extensions, with the WDG also advising that extensions in excess of 60% are likely to be refused without sound design justification. The proposed increase in floor area sits between these two figures, and moreover, the requirement of saved Policy DC19 of the Wealden Local Plan is for extensions to dwellings outside settlement boundaries to be of an appropriate size and character relative to the original dwelling.
7. In my view, due to the design and siting of the extensions around the property, the alterations would not visually dominate, with the recessed side elements effectively bookending the original cottage. The materials and roof pitch of the side extensions are to match the host property, while more modern features are incorporated. Overall, I find that the character and form of the original property would be respected and that the size and design of the alterations would be appropriately integrated. The proposal, therefore, accords with saved policies DC19 and EN27 and the WDG, which together seek to ensure a high standard of design and that extensions do not adversely change the character of the existing building.

Other Matters

8. The closest neighbour, High Barn Cottage, is a Grade II-listed building, and as required by Section 66 of the Act, special regard is given to the desirability of preserving the setting of the listed building. Whilst there is some very limited intervisibility between the two properties, set significantly further back within its plot and with intervening landscaping, I do not consider the proposed additions to The Cottage would affect the setting of High Barn Cottage, which echoes the Council's position on this matter.

Conditions and Conclusion

9. I have imposed conditions requiring commencement of development within three years, and to be in accordance with the approved plans for certainty. A condition requiring the use of matching materials is necessary in the interests of a good quality appearance to the development.
10. For the reasons given above and taking into account all other matters raised, I conclude that the appeal should be allowed.

G Ellis

INSPECTOR