



Appeal Decision

Site visit made on 6 May 2025

by **U P Han BSc (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 16 May 2025

Appeal Ref: APP/W1850/D/24/3358086

The Oast House, Whitbourne, Worcester WR6 5RR

- 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 Nigel Whittaker against the decision of Herefordshire Council.
 - The application Ref is 242081.
 - The development proposed is change an existing small ground floor rear window into a French door.
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Decision

1. The appeal is allowed and planning permission is granted to change an existing small ground floor rear window into a French door at the Oast House, Whitbourne, Worcester WR6 5RR in accordance with the terms of the application, Ref 242081, and subject to the conditions in the attached schedule.

Preliminary Matters

2. In determining the appeal, I have used the description of development in the Council's Decision Notice because it more concisely and accurately describes the acts of development when compared to the description given in the Application Form.

Main Issue

3. The main issue in this appeal is the effect of the proposed development on the character and appearance of the host building.

Reasons

4. The appeal relates to an agricultural Oast house that has been converted into a dwellinghouse. The house sits within a large curtilage and is surrounded by agricultural fields to the south and east, a semi wooded area to the west and a complex of agricultural buildings that have been converted to residential accommodation to the north west.
5. The proposal is to change an existing small ground floor rear window on the south east elevation of the appeal building to a French door. The proposed scale and design of the door is modest and constrained, reflecting the simple agricultural character of the building. The proposed materials of the door and the brickwork detail above it would match the existing windows and doors on the house. Consequently, due to the scale, nature and detailing of the proposal, it would maintain the cohesive, balanced design of the building and would not harmfully diminish its agricultural character.

6. For the reasons given, the proposed development would not harm the character and appearance of the host dwellings. Accordingly, it would comply with Policies RA5, LD1 and SD1 of the Herefordshire Local Plan Core Strategy 2011-2031 (October 2015) insofar as they require development to respect local context, site characteristics and maintain local distinctiveness. The proposal would also be in accordance with Policy LU2 of the Whitbourne Neighbourhood Development Plan 2011-2031 which requires proposals to respect the character of existing buildings.

Other Matters

7. The appeal site is located proximate to listed buildings. While not forming a reason for refusal, I must consider this matter in light of my duties under section 66(1) and 72(1) of the Planning (Listed Buildings and Conservation areas) Act 1990 (as amended).
8. Meadow Green and Poplands Farm are both Grade II Listed Buildings located to the north west of the appeal site. Due to the scale, nature and location of the proposal, and the intervening buildings and distance between the appeal site and the listed buildings, the setting of the listed buildings would be preserved, and their significance would not be harmed.

Conditions

9. A standard time condition for the commencement of development and a condition requiring compliance with the approved plans are necessary to provide precision and certainty. A matching materials condition is necessary in the interests of the character and appearance of the host building.

Conclusion

10. For the reasons given above, the appeal should be allowed.

U P Han

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following drawings: Site Location Plan 01 v1; Existing Block Plan 02 v1; Existing Plans 03 v1; Proposed Plans 04 v1; and Existing and Proposed Elevations 05 v1.
- 3) The external materials of the development hereby permitted shall match those used in the existing building.

End of Conditions