



Appeal Decision

Site visit made on 20 March 2025 by S Indermaur BA (Hons) MSc MRTPI

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 June 2025

Appeal Ref: APP/C1625/D/25/3360161

Townsend Cottage, The Street, Stinchcombe, Dursley, Gloucestershire GL11 6AP

- 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 & Miss Dand and Roxanne Brooks and Woodman against the decision of Stroud District Council.
 - The application Ref is S.24/1642/HHOLD.
 - The development proposed is described as a two storey rear extension/internal alterations.
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Decision

1. The appeal is allowed, and planning permission is granted for a two storey rear extension/internal alterations at Townsend Cottage, The Street, Stinchcombe, Dursley, Gloucestershire GL11 6AP, in accordance with the terms of application Ref S.24/1642/HHOLD, subject to the following 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 approved plans: SK-23-477-23, PL-23-477-05, SK-23-477-26 and PL-23-477-08.
 - 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.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue is whether the proposal would preserve or enhance the character or appearance of the Stinchcombe Conservation Area (CA).

Reasons for the Recommendation

4. The appeal building is a detached two storey hipped roof dwelling abutting the back edge of the footway. It has been extended more than once, including a deep single storey extension with a shallow sloping roof at the rear. It is finished in painted render. There is a traditional simplicity to its form and shape. It sits in a close-knit street scene with other farmhouse, agrarian and cottage type buildings either sat at

the road edge or set back within yards. There are some more modern detached examples close by. The variance of local architecture and the above mix of traditional forms and arrangement of buildings contribute positively to the significance of the CA.

5. Section 72(1) of the Planning (Listed Buildings and Conservations Areas) Act 1990 requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of a conservation area. The National Planning Policy Framework also requires that great weight be given to the conservation of designated heritage assets.
6. The proposed extension would add an extra storey to the aforementioned single storey projection. As such, the new section would remain set back from the road and largely maintain the existing footprint. It would be recessive in scale to the existing building. The marginal expansion could be easily accommodated by the length of the plot. The proposed roofline would be set down from the existing property. Through the use of an extended hipped roof, the extension would sit acceptably in visual terms with the profile of the existing.
7. Large, detached units are not uncommon locally. Moreover, the extension would replace the somewhat jarring long sloping roof of the existing single storey rear projection. The fenestration would mirror the existing side façade which presents to the road and use the same materials as the existing property. The proposal would maintain the historic linear expansion of the building, allowing the original parts to be clearly read. With this and the above in mind, the scale and location of the appeal scheme would be in keeping with the existing dwelling and would not detract from the variation in or the significance of the CA.
8. Both the character and appearance thereof would be preserved. The proposals would thus not conflict with Policies HC8, CP14 or ES10 of the Stroud District Local Plan 2015. Together these explain that development will be supported, provided that it achieves an appropriate design and appearance which respects its surroundings and preserves the historic environment.

Conditions

9. Conditions are required to fix the commencement period for development and to identify the plans to which the planning permission relates for both clarity and enforcement purposes. The proposed materials and finishes are set out on the application form, which confirms they would match the existing dwelling. I have included a condition to require such in the interests of the significance of the CA.

Other Matters

10. The appeal building is in close proximity to the grade II listed Coombe House. The Council have not alleged harm to its setting. Given the village feel of the appeal site as it relates to the listed building's surroundings and the fact the proposal is of an acceptable design and scale; I have no reason to disagree. It is also located within the Cotswolds National landscape. To which there would not be harm to its scenic beauty or special qualities by virtue of the semi built up nature of the appeal site's surroundings and the containment of what would contextually be a small extension to the existing dwelling entirely within its established curtilage.

Conclusion and Recommendation

11. The proposal would comply with the development plan and there is no reason to find otherwise. I therefore recommend that the appeal should be allowed, subject to the conditions set out above.

S Indermaur

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed, subject to the stated conditions.

John Morrison

INSPECTOR