



Appeal Decision

Site visit made on 22 April 2025

by **SE Hughes BA (Hons) PGDip MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 30th June 2025

Appeal Ref: APP/G1630/D/25/3360369

17 Wincel Road, Winchcombe, Cheltenham, Gloucestershire GL54 5YE

- 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 David Wadsworth against the decision of Tewkesbury Borough Council.
 - The application Ref is 24/00698/FUL.
 - The development proposed is the construction of a two storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for the construction of a two storey side extension at 17 Wincel Road, Cheltenham, Gloucestershire GL54 5YE in accordance with the terms of the application, Ref 24/00698/FUL, and the plans submitted with it, 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 drawing nos D01 REV 3 'Existing & Proposed Block Plan', D03 REV 3 'Proposed Ground Floor Plan', D05 REV 3 'Proposed First Floor Plan', D07 REV 3 'Proposed Loft Plan', D09 REV 3 'Proposed Roof Plan', D11 REV 3 'Proposed Northeast Elevation', D13 REV 3 'Proposed Northwest Elevation', D15 REV 3 'Proposed Southwest Elevation' and D17 REV 3 'Proposed Southwest Elevation'.
 - 3) The external materials of the extension hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue in this appeal is the effect of the proposed extension on the character and appearance of the host building and the surrounding area.

Reasons

3. No 17 is a large, detached house, set within a triangular plot at the end of a cul-de-sac of similar properties. The front of the house features a projecting, two-storey gable-end. To the side, a single storey addition with an asymmetric roof extends out into the rear garden, following the alignment of the property's diagonal shared boundary.
4. The proposed side extension would be positioned in front of the single storey side addition, with its ridge below that of the front projecting gable. Given this clear

stepping down in the roof height, the extension would be subordinate to the rest of the dwelling.

5. From the street to the front, the proposed eaves height would be consistent with the house and the roof pitch would match the roof. The proposed door and window levels would align with the existing ones and the use of matching materials would ensure that the extension respects the original dwelling.
6. To the side and rear, as a consequence of the extension following the splayed wall of the property's boundary geometry and its shallower asymmetric roof pitch, the eaves would be higher. However, this arrangement would not be unsympathetic, rather the roof would graduate downwards towards the lower, similarly asymmetric roof of the single storey extension. Additionally, views of the arrangement from the street would be limited by the neighbouring property.
7. Furthermore, as there is already built development along the shared boundary of the property in the form of the long side addition, the proposal's subordinate scale and position in relation to the host dwelling would ensure that space is maintained above the proposed extension. This would maintain a perception of space and separation between the host dwelling and its neighbour, such that the proposal would not look unacceptably cramped when viewed from the street.
8. Taking the above into account, the proposed extension would respect the character and appearance of the host building and would not have a harmful effect on the character and appearance of the surrounding area. Accordingly, I find no conflict with Policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031 and Policy RES1 of the Tewkesbury Borough Plan 2011-2031 and policies 5.1 and 5.5 of the Winchcombe and Sudeley Neighbourhood Plan '...shaping the future of our town and its setting' 2011 - 2031. These policies require development to respect the local character of an area and that extensions are subservient to the host building.

Other Matters

9. With regards to the appeal site's location in the Cotswolds National Landscape (CNL) (formerly referred to as the Cotswolds Area of Outstanding Natural Beauty) I am mindful of my duties to further the purpose of conserving and enhancing the natural beauty of National Landscapes. Given the proposal's suburban location I am satisfied that it would not harm the landscape and scenic qualities of the CNL.

Conditions

10. To meet legislative requirements, a condition shall be imposed to address the period for commencement. I shall also impose conditions requiring compliance with plans, to provide certainty, and requiring the use of matching materials, in order to maintain the character and appearance of the host property and the area.

Conclusion

11. For the reasons given above the appeal should be allowed.

SE Hughes

INSPECTOR