



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: 2 July 2025

Appeal Ref: APP/F1610/D/25/3358524

Oldborough Farm, Draycott Hill, Moreton-in-Marsh, Gloucestershire GL56 9LE

- 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 Kevin Parry against the decision of Cotswold District Council.
 - The application Ref is 24/02626/FUL.
 - The development proposed is rear extensions.
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Decision

1. The appeal is allowed and planning permission is granted for rear extensions at Oldborough Farm, Moreton-in-Marsh, Gloucestershire GL56 9LE in accordance with the terms of the application, Ref 24/02626/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 401-001 'Site Location Plan and Block Plan', 401-010 'Rev A Proposed Elevations', 401-011 'Existing and Proposed Roof Plans' and '401-011 Rev A' Proposed Ground and First Floor Plans.
 - 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 parent building as a non-designated heritage asset.

Reasons

3. Oldborough Farm is an attractive Cotswolds stone dwelling, set within expansive grounds at the end of a private driveway in the Cotswold National Landscape (formerly referred to as the Cotswolds Area of Outstanding Natural Beauty).
4. Although it is not listed, the Council considers that Oldborough Farm, which was originally a pair of cottages dating from 1850, to be a non-designated heritage asset (NDHA). From what I saw on site I see no reason to disagree, however I observed that to the rear and east, the former two cottages are obscured by a catslide roofed extension and a substantial side extension dating from the 1980s and 1990s. Taking this into account, the special interest and significance of the NDHA lies in the age and architectural interest.

5. With any proposal it is important to take account of the National Planning Policy Framework's ('the Framework') imperative for good design. In this regard, Policy EN2 of the Cotswold District Local Plan 2011 -2031 (CDLP) requires development to be of design quality and to reflect the design advice contained in the Cotswold Design Code. The Cotswold Design Code advises that extensions, should be in scale with the parent building and not dominate it, individually or cumulatively and that subservience in mass and height is often important, leaving the buildings evolution apparent.
6. Policy EN12 of the CDLP, which concerns non designated heritage assets, requires development to be designed sympathetically, having regard to the significance of the asset. While the Framework states in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
7. The extension which is proposed to replace the catslide extension would have a slightly stepped down flat roof which would allow a truer, more honest appreciation of the historic cottages, including the original roof structure. In addition, its simpler parapet stone façade and more regular pattern of fenestration, including the loss of the gable feature, would be more in keeping with the original building. Consequently, this element of the extension would have a beneficial effect on the parent building, being more readily discernible as a modern addition.
8. Whilst the infill element of the extension would elongate the rear elevation, at 14sqm, I do not consider that it would be disproportionate in scale to the existing property. Furthermore, given that I have found above that the replacement of the catslide extension would improve the legibility of the cottages' evolution, I therefore consider that the proposed development would have an acceptable effect on the significance of the NDHA.
9. Taking the above into account, the proposed rear extensions would respect the character and appearance of the parent building as a NDHA. Accordingly, I find no conflict with policies EN2 and EN12 of the CDLP and the Framework with regards to good design and NDHAs.

Other Matters

10. With regards to the appeal site's location in the Cotswolds National Landscape I am mindful of my duties to further the purpose of conserving and enhancing the natural beauty of National Landscapes. As the scale of the development is contained within the private rear curtilage of the property, which is visually screened by existing development and vegetation, I am satisfied that the proposal would not harm the landscape and scenic qualities of the NL.

Conditions

11. To meet legislative requirements, a condition shall be imposed to address the period for commencement.
12. 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

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

SE Hughes

INSPECTOR