
Appeal Decision

Site visit made on 10 June 2025 by T Morris BA (Hons) MSc

Decision by Kenneth Stone BSC DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8th August 2025

Appeal Ref: APP/C1625/D/25/3361861

Yew Tree Cottage, Bath Road, Nailsworth, Gloucestershire GL6 0QL

- 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 Stephen Thompson against the decision of Stroud District Council.
 - The application reference is S.24/2118/HHOLD.
 - The development proposed is replacement of existing single storey kitchen extension with new single storey timber frame kitchen extension. Addition of first floor bathroom above existing single storey bathroom.
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Decision

1. The appeal is dismissed.

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 the effect of the proposed development on the character and appearance of the host property.

Reasons for the Recommendation

4. Yew Tree Cottage is a detached two-storey dwelling which is surrounded by other residential properties. It has a traditional appearance with a main gable roof, natural stone walls and roof and symmetrical fenestration. While it also features a side extension which is formed of a mono-pitched roof and concrete blocks, this is a subservient feature which does not significantly detract from the simple and rustic aesthetic of the dwelling. Overall, with its well-balanced design and traditional materials, Yew Tree Cottage is an attractive dwelling which makes a positive contribution to the character and appearance of the area.
5. Due to the considerable scale of the proposed extensions together with their overly complicated design, they would be incongruous additions to the host property. Despite the use of timber in the area, its use here combined with the fragmented design and fenestration of the extensions would unacceptably contrast with the simple and traditional appearance of the cottage. These would be apparent from properties in the surrounding area and glimpsed views from Bath Road. Albeit I note the appellant points to a lack of visibility from the road or from an elevated position, however this does not justify the harm of the proposal, since it would detract from the pleasing balance and rustic character of Yew Tree Cottage.

6. I therefore conclude that the proposed development would significantly harm the character and appearance of the host building. The proposal would therefore be contrary to Policies HC8 and CP14 of the Stroud District Local Plan (2015), which require that extensions are in keeping with the character of the original dwelling and respect the surrounding area. For the same reasons, the proposal would conflict with the National Planning Policy Framework, which states that developments should add to the overall quality of the area and be sympathetic to local character.

Other Matters

7. While the appellant states that no objections were received, I note from the Council's submissions that some objections were received to the proposal, including on matters in relation to character and appearance. The appellant also refers to support from neighbours, but this is not substantiated by evidence. Furthermore, the builder being well known in the area, the absence of an opportunity to redesign the scheme, the use of cobblestones and the appellant's family circumstances are not matters which would lead me to a different conclusion on the appeal.
8. The appeal site is located within the Cotswolds National Landscape. While the effect to the National Landscape is not in dispute, great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes. In that regard, given that the harm of the proposal would be localised to the appeal property, I am therefore satisfied that no harm would arise to the Cotswolds National Landscape. However, this does not justify the harm of the proposal identified under the main issue.

Conclusion and Recommendation

9. For the reasons given above, the proposal would conflict with the development plan. I therefore recommend that the appeal should be dismissed.

T Morris

APPEAL PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence and my representative's report and on that basis the appeal is dismissed.

Kenneth Stone

INSPECTOR