
Appeal Decision

Site visit made on 29 September 2025

by N Robinson BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3rd October 2025

Appeal Ref: APP/J3720/D/25/3369857

Cut Hedges, Mickleton, Chipping Campden GL55 6TQ

- 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 Nash against the decision of Stratford-on-Avon District Council.
 - The application Ref is 25/00552/FUL.
 - The development proposed is demolition of existing garage and timber outbuilding, create a new section to existing private driveway and erect new garage building.
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Decision

- 1.) The appeal is allowed and planning permission is granted for demolition of existing garage and timber outbuilding, create a new section to existing private driveway and erect new garage building at Cut Hedges, Mickleton, Chipping Campden GL55 6TQ in accordance with the terms of the application, Ref 25/00552/FUL, subject to the following conditions:
 - 1.) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2.) The development hereby permitted shall be carried out in accordance with the approved plans: 9790/PL100 Rev A, 9790/PL101 Rev B, 9790/PL102 Rev A, 9790/PL103 Rev A, 9790/PL104.
 - 3.) The development shall be carried out in accordance with the recommendations in the Arboricultural Appraisal Report (MWA Arboriculture, 06 March 2025).

Preliminary Matters

- 2.) I have taken the site address from the Council's decision notice as this appears to better reflect the site address.

Main Issues

- 3.) The main issues are the effect of the proposal on:
 - the character and appearance of the host dwelling; and
 - the scenic beauty of the Cotswold National Landscape (NL) (formerly Cotswold Area of Outstanding Natural Beauty).

Reasons

Character and appearance

- 4.) The site comprises Cut Hedges, a large, detached dwelling in a rural vernacular occupying a spacious plot which contains a number of outbuildings. The site is bordered by mature vegetation and contains mature planting and a pond, which give the site a distinctly rural character. The proposal seeks to demolish 2 outbuildings and erect a detached garage which would be located to the side of the dwelling. A new section of driveway is proposed to connect to the garage.
- 5.) The Development Requirements Supplementary Planning Document (2019) (SPD) states that generally, garages should be to the side and rear of dwellings and set behind the building line. The Council's User Guide for Householder Development (2019) (UGHD) sets out that garages/outbuildings set forward of the house often become the dominant feature and can block views from the street to the house, should normally be simple in form and should be kept as low as possible.
- 6.) The garage's form and materials would be sympathetic to the rural form of the host dwelling. It would be largely screened behind boundary planting and there would be limited views of it from the street scene and surrounding area. Whilst larger than the outbuildings it would replace, the garage would be set back from the front elevation of the host dwelling and would be subservient in height, massing and footprint to the sizeable host dwelling, which would maintain its visual primacy.
- 7.) In light of the above the proposal would not result in harm to the character and appearance of the host dwelling. Thus, the proposal would accord with policies CS.9 and CS.20 of the Stratford-on-Avon Core Strategy (2016) (CS) which require that development responds to its context and is of a high-quality architectural design and which require that alterations are of an appropriate scale and subservient to the existing building. I also find no conflict with the SPD or UGHD, the aims of which are outlined above.

NL

- 8.) The site is accessed off a hedge-lined road that is predominantly bordered by agricultural land providing a highly verdant and rural character. The site is screened by mature vegetation and slopes downhill gently away from the road. The site is located within the NL which is designated for its natural beauty and is characterised by its tranquil setting. The Cotswolds National Landscape Management Plan 2023-2025 identifies the special qualities of the NL as, amongst other matters, the limestone geology, the Cotswold escarpment, the flower-rich grasslands and ancient broadleaved woodlands. The tranquillity of the area, extensive dark skies, distinctive settlements, and accessibility of the landscape are also part of the special qualities that are key components of the natural beauty of the NL.
- 9.) The statutory purposes of National Landscapes are to preserve and enhance their natural beauty. The Levelling-Up and Regenerations Act 2023 amends the duty on relevant authorities in respect of their functions to now "seek to further" the statutory purposes of protected landscapes. Meanwhile, the National Planning Policy Framework (the Framework) sets out that great weight should be given to

conserving and enhancing their landscape and scenic beauty, which have the highest status of protection in relation to these issues.

- 10.) The building's rural vernacular would be consistent in form with the rural site setting. The garage would not appear excessive in scale and would share a close relationship with the established built form, such that it would not result in any harmful encroachment into the wider landscape. Public views of the development would be extremely limited due to the surrounding topography and the presence of mature vegetation, and, where there are public views of the development, the garage would be read as a proportionate addition to the host dwelling which would not undermine the rural characteristics of the area or the special qualities of the surrounding landscape.
- 11.) I find that the proposal would not result in harm to the special qualities and the scenic beauty of the NL. I therefore find no conflict with CS policy CS.11 which requires that proposals conserve and enhance the special landscape qualities and scenic beauty of the NL. Likewise, the proposal would accord with the aims of the Framework in respect of conserving and enhancing the landscape and scenic beauty of the NL.

Conditions

- 12.) I have had regard to the conditions suggested by the Council. In addition to the standard implementation condition, it is necessary, in the interests of precision, to define the plans with which the scheme should accord. In the interests of the protection of existing trees I have also attached a condition which requires that the development be carried out in accordance with the submitted Arboricultural Appraisal Report.

Conclusion

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

N Robinson

INSPECTOR