



Appeal Decision

Site visit made on 10 November 2025

by **Les Greenwood MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 02 December 2025

Appeal Ref: APP/E3335/D/25/3373484

Bumble Cottage, Maperton Road, Charlton Horethorne, Milborne Port, Somerset DT9 4NT

- 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 and Mrs Susan and Marcus Gilbert against the decision of Somerset Council.
 - The application Ref is 25/01714/HOU.
 - The development proposed is a single storey flat roofed extension to the front of the property.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey flat roofed extension to the front of the property at Bumble Cottage, Maperton Road, Charlton Horethorne, Milborne Port, Somerset DT9 4NT in accordance with the terms of the application, Ref 25/01714/HOU, 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 following approved plans: PL-001, PL-005, PL-006 and PL-007.
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be as detailed on the application form and approved plan PL-007 and no other external materials shall be used.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the house and the local area.

Reasons

3. Bumble Cottage is a detached 2 storey house in an outlying section of this rural village, set facing a minor road junction and with no back garden. Originally a small, detached, stone and thatch cottage, it has been extended in both the 20th and 21st centuries, creating a 2 storey, render and tile side wing that now forms the main part of the house. The proposal is to add a flat roofed, rendered, single storey extension to the front of the existing extension.
4. Although it would sit to the front of the building, the proposal would be modest in scale and design, with a small footprint, low height, clean lines and appropriate materials, so that it would be a subservient and complementary feature. It would overlap very slightly with the original cottage, but would not significantly obscure

the stone walling and would sit below the thatched roof. It would be visible from the street, behind the frontage hedge and fence, but would not be intrusive or unsympathetic in those views due to its small scale, the boundary fencing and garden planting. It would furthermore fit comfortably within the garden area, without crowding the plot.

5. I find that the proposal would not harm to the character or the appearance of the house or the local area. It accords with South Somerset Local Plan 2006 – 2028 (LP) policy EQ2 and the National Planning Policy Framework, which aim to achieve high quality design that reinforces local distinctiveness and respects local context.

Other matters

6. In accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention must be paid to the desirability of preserving or enhancing the character or appearance of the conservation area and the settings of listed buildings. There are 3 grade II listed buildings nearby, but these are set away from this small scale proposal which would not affect any significant views of those properties. Bumble Cottage is furthermore well outside of the Charlton Horethorne Conservation Area so that there would be no effect on the setting of that designated area. I agree with the Council that there would be no harm to heritage assets. The proposal would therefore also accord with LP policy EQ3 and the Framework, which aim to conserve heritage assets.
7. The appeal site lies within the catchment area for the Somerset Moors and Levels Ramsar site¹ where there are risks associated with elevated phosphate levels. The Council determined that a Habitat Regulations Assessment (HRA) should not be required as the proposed extension to an existing dwelling would not increase nutrient loading at the catchment's wastewater treatment works, so no extra impact on the Ramsar site. I am also satisfied that there would be no additional impact on the Ramsar site from this domestic extension, so that an HRA is not required.

Conditions

8. I impose a condition specifying the relevant plans to provide certainty. A condition requiring use of materials as proposed is also necessary to protect local character.

Conclusion

9. I find that the proposal accords with the development plan. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should succeed.

Les Greenwood

INSPECTOR

¹ A wetland of international importance, designated under the 1971 Ramsar Convention.