The Planning Inspectorate

Appeal Decision

Site Visit made on 24 February 2021

by R Walmsley BSc, MSc, MA, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4 March 2021

Appeal Ref: APP/B3438/D/20/3265429
Churnet Croft Cottage, Wood Road, Longsdon, ST9 9QB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr L Millward & Ms P Walford against the decision of Staffordshire Moorlands District Council.
- The application Ref SMD/2020/0211, dated 20 April 2020, was refused by notice dated 27 October 2020.
- The development proposed is replacement of conservatory with orangery and link section to garage.

Decision

1. The appeal is dismissed.

Preliminary Matter

2. The appeal site is in the Green Belt. The Council raised no objection to the principle of the development and its effect on openness in the Green Belt. There is nothing within the evidence before me to suggest that I should take a different view. I have therefore decided the appeal on the basis of the Council's reason for refusal and the main issue below.

Main Issue

3. The effect of the proposal on the character and appearance of the host dwelling.

Reasons

4. The modest scale and proportions of the appeal property together with its sandstone material mean that the dwelling sits comfortably within its verdant and natural setting.

5. There is much that would render the development in-keeping with the host property. Its form and scale would be subservient to the existing dwelling and its timber framing and stone base would complement the materials evident in the main house. However, details including fluted columns, raised and moulded panels and cornice work would create an elaborate extension that would be unsympathetic to the more benign and rustic character of the cottage. Furthermore, the width and number of timber columns proposed would give the extension a cumbersome look which would contrast awkwardly with the more relaxed appearance of the existing house.

6. The appellant has planning permission to construct an extension (ref SMD/2018/0867). The evidence purports to the glazed link of this development being impracticable to construct but I have no further details before me to understand why this is the case. Therefore, difficulties in construction is not a matter that weighs in favour of the appeal.

7. Parties draw similarities between the design of the approved 'orangery' and the appeal proposal. However, I see from the drawings that the approved orangery would encompass timber framing with 'pegs and brackets' detailing and with a base that has a different appearance to that proposed. Whilst these differences in design are subtle, they are sufficient for the permitted orangery to be a more sympathetic addition to the host dwelling. And so, the approved orangery is not an endorsement of that proposed.

8. Taking the above matters into consideration, I conclude that the development would by an unsympathetic addition to the host dwelling and therefore would be harmful to its character and appearance. As a result the development would be contrary to policy DC1 of the Local Plan (2020) which seeks, amongst other things, to ensure that development proposals are well designed and respect the character of the site.

Conclusion

9. For the reasons given above I conclude that the appeal should be dismissed.

R Walmsley

INSPECTOR