



Appeal Decision

Site visit made on 26 April 2022

by David Reed BSc DipTP DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10th May 2022

Appeal Ref: APP/B3030/W/21/3287083

The Old Coach House, Maypole Green, Wellow NG22 0FE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr Darren Miller against Newark & Sherwood District Council.
 - The application Ref 21/02033/HOUSE is dated 18 September 2021.
 - The development proposed is single storey rear extensions incorporating the retention of existing rear balcony, enlargement of oak framed porch to front and fenestration alterations.
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Decisions

1. The appeal is dismissed and permission is refused for the single storey rear extensions incorporating the retention of existing rear balcony and the addition of a door on the side elevation.
2. The appeal is allowed and permission is granted for the enlargement of oak framed porch to front and two fenestration alterations at The Old Coach House, Maypole Green, Wellow NG22 0FE, in accordance with the terms of the application, Ref 21/02033/HOUSE, dated 18 September 2021, subject to the attached schedule of conditions.

Main Issue

3. The main issue is the effect of the proposals on the character and appearance of the host building and the Wellow Conservation Area (CA).

Reasons

4. The manner in which the application was dealt with by the Council does not affect the merits of the proposals which now fall to be determined on appeal.
5. The proposals include a number of discreet elements which are structurally and functionally separate and allow for a split decision in this case.
6. The proposals relate to The Old Coach House, a dwelling converted in the mid-1970s from the old coach house of Wellow Cottage, now an independent dwelling on the frontage of Maypole Green. The Old Coach House occupies a backland position, accessed down a private drive, but its grounds back onto a tree lined stream which formed part of the medieval Gorge Dyke around the village as shown on the CA plan.
7. No details are provided of the original coach house building and its conversion but despite considerable remodelling and extension its previous use is legible

from the front elevation. Seen from both the front and rear the brick building with its slate pitched roofs retains at least some of its original character and as such makes a positive contribution to the built-up core of the village which was designated a CA in 1978.

Rear extensions

8. The proposals include two single storey extensions at the rear of the property. One would replace the existing monopitch roof family room with a larger fully glazed family room about 4.1 m deep and 5 m wide, 3.2 m to the eaves with a low pyramidal glazed roof lantern on the flat roof. This would extend about 2 m further out into the rear garden and greatly increase the eaves height of the family room compared to the existing monopitch roof.
9. The second, at the other end of the rear elevation, would increase the size of the guest suite with an extension about 2.3 m deep and 4.2 m wide. This would replace the existing open structure providing a balcony to the bedroom above, the balcony being retained on the flat roof of the extension.
10. The result, as shown in the appellant's photomontage, would be a major remodelling of the rear elevation of the property which would obscure much of the existing rear elevation of the converted building. The new family room, due to its excessive depth and eaves height, would appear an unduly bulky feature projecting from the rear elevation and this would be compounded by the visual impact of the guest suite extension replacing the void below the existing balcony which does not disrupt the elevation in the same way. Notwithstanding the private setting, the overall result would be to adversely affect the character and appearance of the host building and consequently to detract from its positive contribution to the Wellow CA.
11. The appellant draws attention to the flat roof extension of the Maypole Inn but this relates to a large scale addition to a public building and does not justify the same concept for a small scale residential extension.
12. For these reasons the rear extensions would significantly harm the character and appearance of the host building and the Wellow CA. This would conflict with Core Policies 9 and 14 of the Newark & Sherwood Amended Core Strategy 2019 and Policies DM5, DM6 and DM9 of the Newark & Sherwood Allocations & Development Management DPD 2013. These ensure proposals meet a high standard of design appropriate to their context, reflect local distinctiveness, respect the character of the surrounding area and preserve and enhance CAs, taking account of their individual character. The rear extensions would also conflict with the statutory duty to have special regard to the desirability of preserving or enhancing the character or appearance of a CA.

Porch and fenestration alterations

13. The proposals affecting the front elevation of the property comprise a new front porch, an additional rooflight on the front roofslope and an additional window on the front elevation. There is no dispute that the two fenestration alterations are modest and would not significantly affect the appearance of the building.
14. The front door of the property lies adjacent to a single storey pitched roof kitchen which projects out from the front elevation. At present the door is sheltered by a shallow asymmetrical open canopy which relates awkwardly to the pitched roof of the kitchen. The proposal is to replace this with an enclosed

porch about 2 m by 2 m in size with a diagonal outside door into the lobby and a pitched roof. Contrary to the views of the Council this would be a relatively modest and discreet addition next to the kitchen and, built in suitably matching materials, would not significantly erode the character of the building. The relationship of the diagonal door to the rectangular pitched roof would be a little awkward but this is a mere quibble.

15. For these reasons the front porch and two fenestration alterations would not significantly harm the character and appearance of the host building or the Wellow CA and would comply with the various policies set out in paragraph 12 above. These proposals would also meet the statutory duty to preserve the character and appearance of the Wellow CA.

Other matters

16. The application also includes the addition of a door on the side elevation. Whilst unobjectionable in itself this relates to the guest suite extension and thus cannot be included in the permitted part of the proposals.
17. The Council has suggested three conditions should the appeal be allowed. In addition to the standard time limit for commencement, conditions are required to define the approved plans in the interests of certainty and to control the external materials to ensure the satisfactory appearance of the development.

Conclusion

18. Having regard to the above a split decision is appropriate. The appeal in relation to the single storey rear extensions and the addition of a door on the side elevation should be dismissed and the appeal in relation to the enlargement of the oak framed porch and two fenestration alterations on the front elevation should be allowed.

David Reed

INSPECTOR

Schedule of conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans, excluding the rear extensions and side elevation door:
 - Location and Block Plans A3.0 and A3.1
 - Existing Floor Plans A3.2
 - Existing Elevations A3.3
 - Proposed Plan & Elevations A3.4 and A3.5
 - Proposed & Existing Roof Plans A3.6
- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those materials used in the construction of the existing dwelling.