



Appeal Decision

Site visit made on 22 February 2010

**by Philip J A Crookes BSc (Hons) DipTP
MRTPI**

**an Inspector appointed by the Secretary of State
for Communities and Local Government**

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**Decision date:
1 March 2010**

Appeal Ref: APP/R1845/D/10/2120360

Chepstow Cottage, Greenway, Rock, Worcestershire DY14 9SQ

- 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 and Mrs Jones against the decision of Wyre Forest District Council.
- The application Ref 09/0719/FULL, dated 24 September 2009, was refused by notice dated 26 November 2009.
- The development proposed is carport and storage.

Decision

1. The appeal is dismissed.

Main issue

2. The main issue is the effect of the proposed development on the character and appearance of the Area of Great Landscape Value/Landscape Protection Area having regard to development plan policies in relation to rural buildings.

Reasons

3. The residential use of Chepstow Cottage was established as a result of the conversion of the former Rock Village Hall. In these circumstances Policy RB5 of the adopted Local Plan advises that proposals for the erection of new curtilage buildings, or extensions to dwellings created through the re-use and adaptation of rural buildings will not be permitted. This restriction flows from Policy RB1 (ii) whereby, such rural buildings are required to be capable of conversion without extensions or alterations, or the addition of new buildings within the curtilage in order to reduce the impact of built development.
4. I appreciate that a small single storey extension to the building was also erected at the time of its conversion but this replaced small unattractive extensions to the village hall, including what appears from the aerial photograph supplied, to be an attached garage to the rear of the building. Overall, however the building retains its simple form and uncluttered appearance. This is partly due to the absence of other buildings in its curtilage.
5. The proposed carport is designed to house two vehicles together with an enclosed internal storage area. Overall it would be a substantial structure with a pitched tiled roof, open rear and front elevations and solid sides constructed with waney edged boarding. It would therefore comprise a substantial outbuilding which is untypical of rural buildings generally and of the original village hall in particular. This is contrary to Policy RB5.

6. I accept however that, although it would be sited at the front of the dwelling, the proposed carport would be well screened from Greenway by the substantial hedges that surround the front garden. Nevertheless it would have an adverse and damaging effect on the character of the rural surroundings by establishing a development that departs further from its original simple form typical of rural buildings. The appellant points out that there are examples of similar garages being built in neighbouring local planning authorities, notably, Malvern Hills, Wychavon and South Hereford which do not have policies similar to those of Wyre Forest. However, whilst this may be so, I am required to determine this appeal on the basis of the adopted development plan policies of Wyre Forest District Council. The appeal proposal would be contrary to the latter for the reasons I have explained.
7. I have considered other considerations which the appellants have put forward as potential benefits of the development. The removal of the nearby electricity pylon and transformer would clearly enhance the unspoilt nature of the countryside. However, the structure and equipment had already been removed at the time of my site visit so it would not appear that this was dependant and a direct effect of the proposed carport. The correspondence from Central Networks seems to suggest that this was more closely related to a wider programme to place lines underground. I can fully appreciate that the carport and storage area would enable cars and domestic paraphernalia to be placed under cover and in a more secure location than when left in the open. In turn the appellants say that this would make it easier to obtain insurance cover. I do not doubt that these personal benefits could be obtained from the scheme. Nevertheless on balance, they do not outweigh the harm that would be caused to the simple vernacular style of this rural building, including its open curtilage, by development that would be contrary to the relevant policies of the development plan.
8. For the reasons given above and having considered all other matters raised, I conclude that the appeal should be dismissed.

Philip Crookes

INSPECTOR