



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 17/04/19

gan Mr A Thickett BA(Hons) BTP Dip
RAS MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 07.05.2019

Appeal Decision

Site visit made on 17/04/19

by Mr A Thickett BA(Hons) BTP Dip RAS
MRTPI

an Inspector appointed by the Welsh Ministers

Date: 07.05.2019

Appeal Ref: APP/E6840/D/19/3224266

Site address: Severn Farm, B4245, Portskewett, NP26 5TY

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- 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 Harry against the decision of Monmouthshire County Council.
 - The application Ref DM/2018/01671, dated 5 June 2018, was refused by notice dated 20 December 2018.
 - The development proposed is a two storey rear/side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey rear/side extension at Severn Farm, B4245, Portskewett, NP26 5TY in accordance with the terms of the application DM/2018/01671, dated 5 June 2018, subject to the following conditions:
 1. The development shall begin no later than five years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990
 2. The development shall be carried out in accordance with the following approved plans: SK1000, SK001, SK002, SK003, SK004, SK005.
Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application.
 3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
Reason: To ensure that the development hereby permitted does not have a detrimental impact on the character and appearance of the area and to comply with Policy DES1 of the LDP.

Main Issue

2. The main issue is the impact of the proposed development on the character and appearance of the area.

Reasons

3. Severn Farm lies in the open countryside between Caldicot and Chepstow. The landscape is relatively flat, with large fields and houses and farmsteads dotted
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sporadically about. There is a large bungalow next door and other substantial houses nearby. The appellant proposes to construct a two storey extension to the side of the house with gables front and rear.

4. Policy H6 of the Monmouthshire Local Development Plan 2011-2021, adopted 2014 (LDP) states that extensions to dwellings in the countryside should be subordinate to the existing building, modest and respect or enhance the appearance of the existing dwelling. The Council's 'Replacement Dwellings and Extensions to Dwellings in the Countryside Supplementary Planning Guidance' (SPG) defines modest as an increase of 30% above the size of the existing dwelling. A larger volume will not normally be allowed unless it can be clearly demonstrated that there will be no harm to the landscape. The SPG goes on to state that an increase of more than 50% will not normally be considered to comply with Policy H6.
5. Severn Farm started life as a very small cottage which was previously enlarged by around 52% to its current size. The Council and appellant offer different figures for the extent to which the proposed extension would enlarge the existing dwelling but at 65% and 57% it is clear that the proposal exceeds the limits set in the SPG. The SPG was adopted following public consultation and I afford it significant weight. Nevertheless, it is only guidance and should not be applied slavishly. Further, the SPG states that where a dwelling has no particular merit or where its original character has been lost through previous extensions, the primary consideration will be the need to ensure that there is no significant harmful impact on the countryside.
6. The proposed extension cannot be described as subordinate to the existing building and the proposal therefore conflicts with Policy H6. However, having seen the photograph of the original small cottage, I don't think anyone would argue that the original character has been lost. The existing building is not unattractive but nor, in my view, does it have any particular architectural merit. The design of the proposed extension takes its cues from the existing dwelling. The form and finish of the resultant building would not be dissimilar to others nearby and I do not consider that the resultant building would have an adverse impact on the character and appearance of the area. Consequently, I find that that the proposed development complies with Policy DES 1 of the LDP and the SPG.

Conclusion

7. The conflict with Policy H6 is outweighed by the lack of harm to the landscape and for the reasons given above and having regard to all matters raised, I conclude that the appeal should be allowed.
8. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of creating attractive communities.

Anthony Thickett

Inspector