



Appeal Decision

Site visit made on 8 October 2024

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29th October 2024

Appeal Ref: APP/K2420/W/24/3348095

Willow Barn, Wykin Lane, Stoke Golding, Leicestershire CV13 6HW

- 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 Ryan Pugh against the decision of Hinckley & Bosworth Borough Council.
 - The application Ref 24/00338/FUL, dated 9 April 2024, was refused by notice dated 28 June 2024.
 - The development proposed is erection of single storey extension to form garage and workshop.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site is an L shaped former agricultural building that has been converted into a residential dwelling. It is set back from the highway on lower ground and separated from the road by garden land and a pond. A stone built wall provides some screening of the single storey property, separating it from the garden land. The property has been subject to a garage extension, distinguishable from the rest of the property by its higher ridge height.
4. The site is in the countryside, outside the settlement boundary of Stoke Golding. With the exception of the neighbouring 2 storey house, the property is surrounded by fields.
5. The proposed single storey extension would maintain the existing orientation of the building and not extend further than the existing garage. The design and materials of the scheme would seek to integrate the extension with the main dwelling. However, I disagree with the appellant's assertion that the width of the extension would respect the plan form of the existing building. The scheme would clearly change the L shaped plan form of the property to a U shaped dwelling leading to a loss of its historic form. The proposal does not therefore respect the form of the dwelling. The presence of the existing stone brick wall is clearly distinct from the barn and whilst noting the sunken position of the property, it does not currently create the appearance of a U shaped dwelling as the wall is distinct from the barn conversion and does not appear as part of it.

6. Wykin Lane may not be identified as a locally important view. The development would nonetheless be clearly visible from the road and would not respect the historic plan form of the building. Whilst the appellant identifies that U shaped buildings are common, this does not make the loss of the historic form of the building on the appeal site acceptable.
7. The development would harm the character and appearance of the area. As such it would conflict with policies DM4 and DM10 of the Site Allocations and Development Management DPD. Relevant parts of these policies require extensions to buildings in the countryside to compliment or enhance the character of the immediate setting and surrounding area in terms of amongst other things, layout and architectural features. The development would also conflict with the part of the Council's Good Design Guide which identifies that it is not usually appropriate to extend an agricultural building and that extensions should respect the plan form of the building.

Conclusion

8. For the reasons identified, I conclude that the appeal should be dismissed.

K Ford

INSPECTOR