



The Planning Inspectorate

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Your Ref: 5/2009/325/LBW
Our Ref: APP/Y3940/E/09/2104872/WF
Further appeal references at foot of letter
Date: 14 December 2009

Dear Ms Strange

**Planning (Listed Buildings and Conservation Areas) Act 1990 and Town and Country Planning Act 1990
Appeals by Mr Michael Brady and Mrs Sandra Milner
Site at The Holt, Teffont Evias, SP3 5RG**

I enclose a copy of our Inspector's decision on the above appeals.

If you have queries or complaints about the decision or the way we handled the appeals, you should submit them using our "Feedback" webpage at www.planning-inspectorate.gov.uk/pins/agency_info/complaints/complaints_dealing.htm. This page also contains information on our complaints procedures and the right of challenge to the High Court, the only method by which the decision can be reconsidered.

If you do not have internet access, or would prefer hard copies of our information on the right to challenge and our complaints procedure, please contact our Quality Assurance Unit on 0117 372 8252 or in writing to the address above.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 0207 947 6655.

Yours sincerely

Amanda Baker

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Further appeal references:- APP/Y3940/A/09/2104881

You can now use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is -

<http://www.pcs.planningportal.gov.uk/pcsportal/casearch.asp>

You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button



Appeal Decisions

Site visit made on 30 November 2009

by **Richard Thomas BA, Dip Arch, RIBA, IHBC**

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

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Decision date:
14 December 2009

Appeal Ref: APP/Y3940/E/09/2104872
The Holt, Teffont Evias, Salisbury, SP3 5RG

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
- The appeal is made by Mr Michael Brady and Mrs Sandra Milner against the decision of Wiltshire Council.
- The application Ref.S/2009/325/LBW, dated 26 February 2009, was refused by notice dated 1 May 2009.
- The development proposed is the construction of thatched roof over existing flat roof to garage; loft space to provide studio room with ensuite facilities.



Appeal Ref: APP/Y3940/E/09/2104881
The Holt, Teffont Evias, Salisbury, SP3 5RG

- 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 Michael Brady and Mrs Sandra Milner against the decision of Wiltshire Council.
- The application Ref.S/2009/324/FULL, dated 26 February 2009, was refused by notice dated 1 May 2009.
- The development proposed is the construction of thatched roof over existing flat roof to garage; loft space to provide studio room with ensuite facilities.

Decision

1. I dismiss the appeals.

Main issues

2. Whether the proposed works would (a) preserve the special character and setting of the Grade II listed building and (b) preserve or enhance the character or appearance of the Teffont Magna and Evia Conservation Area.

Reasons

3. The appeal site is an early 18th century detached cottage built of stone beneath a thatched roof. I noted that it has been the subject of recent careful restoration and substantial extensions. Despite the scale of the enlargement at the rear, the front of the cottage retains a modest scale, due in part to the introduction of a northern gable to match that on the southern side. This visually separates the bulk of the cottage from the low single storey link between the cottage and the double garage, which is the subject of these appeals.
 4. This flat roofed garage is set at an angle to the cottage and faced with matching stone, with a low parapet hiding the roof covering from public view. Because of its simple design and subservient scale, it does not appear so much
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as a separate building but more as a continuation of the single storey link, or as a substantial garden wall. This leaves the modestly scaled front elevation of the cottage to stand alone as the principal feature in views of the site from the surrounding area, notwithstanding the substantial additions to the rear of the listed building. As a consequence, I consider that it makes a significant contribution to the character and appearance of the conservation area

5. The proposed works would raise the height of the existing garage walls by around 1.0m to support a long straw thatch covered hipped roof, itself some 3.5m in height from eaves to ridge. Together these represent a substantial enlargement of the existing garage, resulting in a building with eaves and ridge heights only some 0.5m and 1.5m respectively lower than the adjacent cottage. The proposed hipped gables would help to reduce the visual impact of this substantial extension, but only to a limited extent, since its otherwise simple form would be blurred by the inclusion of stone faced dormers on each hip.
6. Whilst I noted that similar dormers can be seen elsewhere in the village, I saw that they formed a significant feature of the principle elevations of houses. However, the effect of the proposed dormers on the proposed roof would be to endow a subsidiary outbuilding with a scale and architectural importance approaching that of the cottage itself. I consider that the visual conflict arising from the awkward physical relationship and unresolved duality between the two buildings would harm the setting of the principal listed building. The proposed works would therefore conflict with the guidance in Planning Policy Guidance 15 *Planning and the Historic Environment* (PPG15) and with saved policies CN3 and CN5 of the Salisbury District Local Plan (2003).
7. The particular character and appearance of the Teffont Magna and Evia Conservation Area is created by the combined effect of all the component parts within its boundaries, including The Holt, which is clearly visible from the main road through the village and from its immediate surroundings. However, I saw that while the existing garage is clearly visible, its small scale and simple design makes it clearly different and subservient to the listed building. In contrast, I have found that the appearance of the proposed enlarged garage, notwithstanding the use of materials in keeping with both The Holt and the nearby Bothy to Evias Cottage, would detract from the distinctive character and appearance of The Holt, and from the contribution it presently makes to the character and appearance of the conservation area.
8. As a consequence, I conclude that the proposed works would fail to preserve the character and appearance of the Teffont Magna and Evia Conservation Area, contrary to the guidance in PPG15 and in conflict with saved Local Plan policy CN8 and also policies G1, G2, D3 and H21. In reaching my decision, I have had regard to the representations made by interested parties and to all other matters raised, but find nothing sufficient to outweigh the harm to the setting of the listed building and the character and appearance of the conservation area that I have set out above. I therefore conclude that the appeals should be dismissed.

Richard Thomas

Inspector