

STREATLEY 12/02587 Pins Ref 2198513	Coombe Bottom Farm, The Coombe, Streatley Mr E J Saunders	Demolition of existing farm buildings and erection of two houses	Delegated Refusal	Dismissed 12.12.13
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The proposal would result in the demolition of the existing agricultural buildings and the erection of two dwellings. Access to the proposed development would be based on using the existing private access which serves Coombe Bottom Farm off the Coombe. The application was submitted in outline, with details of access and layout to be considered. Scale, appearance and landscaping were reserved for later determination.

The Inspector considered the main issues to be the effect of the proposed development on the character and appearance of the area and whether the proposal made reasonable provision to mitigate its impact on infrastructure and services.

A unilateral undertaking was submitted and satisfied the last point.

In terms of the impact on the character of the area the Inspector did clarify that the appeal site was in a sustainable location in terms of its access to services within Streatley itself but that it failed to be well related to the existing settlement pattern (criteria (b) of the definition of a sustainable location in Policy ENV20).

The Inspector also felt that the nature of residential development on the site, including the paraphernalia associated with it, would result in an anomalous urban intrusion into the rural character of the area. He concluded that the proposal would be visually intrusive in its setting and would harm the character and appearance of the area and the AONB.

The appeal was dismissed.