

COLD ASH 13/0022 and 11/00391 Enf Pins Ref 2198259 and 2202731	The Spotted Dog, Gladstone Lane, Cold Ash Piero Pagliaroli	Permanent siting of Marquee (retrospective)	Delegated Refusal	Dismissed 25.2.14
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Main Issue

The impact of the marquee on the character and appearance of the area and on The Spotted Dog.

Reasons

The Spotted Dog is an attractive brick built pub with a variety of tiled roofs and different rooflines and extensions creating a pleasing overall effect. The marquee by way of contrast is a large, monolithic rectangle attached to the side of the pub, with no apparent relationship to any of its parts. It is clearly out of scale and the solid whiteness of the colour stands out harmfully against the muted brick tones of the pub itself. The marquee also has the potential to become weathered and shabby over time, as apparently had happened to an older marquee before it was replaced by the current one.

The marquee is clearly visible from Gladstone Lane as one walks up the hill towards the pub, from where it stands out as intrusive and harmful. It is difficult to get a sense of the village as a whole due to the steep roads and thick tree and hedge belts which create enclosed spaces. However, this tends to increase the impact on the marquee on the discrete area it occupies.

The Inspector accepted that it is used by the local community and that the Framework supports rural economic growth. However this is not at the expense of the quality or character of an area and the benefits mentioned do not outweigh the harm he identified.

Consequently, the marquee is contrary to CS14 and CS19 of West Berkshire Local Plan (2007) and the ground (a) appeal fails and the planning appeal is refused.

Decisions

Appeal A – 2202731

The appeal is dismissed and the enforcement notice is upheld. Planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.

Appeal B - 2198250

The appeal is dismissed.

DC