

Appeal Decision

Site visit made on 27 April 2017

by N McGurk BSc (Hons) MCD MBA MRTPI

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

Decision date: 11th May 2017

Appeal Ref: APP/Y3425/D/17/3170848

The Lodge, Orchard Lane, Wolseley Bridge, Stafford, ST17 0XR

- 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 and Mrs C Salhan against the decision of Stafford Borough Council.
 - The application Ref 16/25122/HOU, dated 28 October 2016, was refused by notice dated 20 December 2016.
 - The development proposed is a two storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey rear extension at The Lodge, Orchard Lane, Wolseley Bridge, Stafford, ST17 0XR in accordance with the terms of the application, Ref 16/25122/HOU, dated 28 October 2016, subject to the conditions set out in the attached schedule.

Main Issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal property is a detached two storey dwelling located adjacent to the A51 in the countryside. Whilst the original dwelling was extended more than ten years ago, it was done so in a manner which retains an attractive, period appearance.
 4. Whilst immediately adjacent to the A51, The Lodge can only be glimpsed, in part, from it. This is due to the presence of tall, mature coniferous and deciduous trees, and extensive shrubbery.
 5. The Lodge is located alongside Orchard Lane, which comprises an access road to a small housing estate comprising large detached dwellings, as well as to several other large detached dwellings. A driveway from Orchard Lane serves both the Lodge and a large detached dwelling behind it. Indeed, the character of the area is one where large houses are situated within extensive woodland. This provides for a sense of privacy and enclosure from the surrounding countryside.
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6. During my site visit, I found that much of The Lodge is enclosed from its surroundings due to the greenery around it. As a result of this, the proposed development to the side and rear of the property would be largely hidden from view.
7. The proposal would result in an extension that would exceed the 70% threshold provided for under Policy C5 of The Plan for Stafford Borough (2014). However, Policy C5 allows for the threshold to be exceeded if development is proportionate to the type and character of the existing dwelling and the surrounding area.
8. The proposal has been carefully designed such that it utilises complementary materials and matches the period features of the existing dwelling. Further, the rear infill element of the proposal would make effective use of a dark void area and the proposed two storey side extension would, in part by matching the existing roof-line, appear as a proportionate extension to the host property.
9. Due to the existing greenery, the proposal would only be visible in glimpses from the surrounding area, most of which would be from traffic passing along the A51 at high speed. The limited views that would exist would comprise glimpses of development proportionate to the type and character of the existing dwelling.
10. Further to the above, the proposal would result in an enlarged detached house. This would be entirely in keeping with the character of properties around it – all of which comprise large detached dwellings.
11. Taking all of the above into account, the proposed development would not harm the character and appearance of the area and would not be contrary to the National Planning Policy Framework or to Policy C5 of The Plan for Stafford Borough (2014), which together amongst other things, seek to protect local character.

Conditions

12. I have considered the conditions suggested by the Council against the six tests set out in paragraph 206 of the Framework. A condition relating to the relevant plan is necessary for the avoidance of doubt and in the interest of proper planning.
13. A condition controlling materials is necessary to protect local character.

Conclusion

14. For the reasons given above, the appeal succeeds.

N McGurk

INSPECTOR

**Schedule of Conditions attached to
Appeal Decision APP/Y3425/D/17/3170848
The Lodge, Orchard Lane, Wolseley Bridge, Stafford, ST17 0XR**

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plan: 1582-004-C.
 - 3) The materials to be used in the external surfaces of the building shall match those used in the existing building.
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