The Planning Inspectorate

Appeal Decision

Site visit made on 31 May 2017

by Janet Wilson BA (Hons) BTP MRTPI DMS

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

Decision date: 23rd June 2017

Appeal Ref: APP/Y3940/W/17/3169655
6 Springfield Park, Trowbridge BA14 7HT

- 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 Patrick Ranger against the decision of Wiltshire Council.
- The application Ref 16/08019/FUL, dated 16 August 2016, was refused by notice dated 23 November 2016.
- The development proposed is a two bedroomed bungalow with associated parking and amenity area.

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the site and surroundings.

Reasons

3. This garden plot is set at the end of a cul-de-sac, located next to an area of public open space which accentuates the feeling of openness and contributes to a green and pleasant character. The dwellings are set in mature gardens and display generous spacing between them. The garden has mature planting and visually extends the wedge of the green space. This results in an attractive arrangement which makes a positive contribution to this part of Springfield Park.

4. Introducing such a large structure on a comparatively small plot would result in a cramped and incongruous appearance. It would erode the mature planting and would be out of keeping with the prevailing character of the development along this part of Springfield Park, causing a harmful visual impact and detracting from the character and appearance of the area.

5. For these reasons the development would be in conflict with Policy 57 of the Core Strategy which seeks to ensure a high standard of design in all new developments and expects to create a strong sense of place reflecting local context and which relates effectively to the setting and character of the area.

Other Matters

6. The appellant has advised that there were no objections from the planning department. The planning application was taken to committee and refused by

the Council overturning the planning officer recommendation. The Council are entitled to disagree with any recommendation put before them by planning officers and the purpose of the appeal is to examine the issues and consider the evidence independently. For the reasons set out above I have come to a similar view as the Council.

7. I understand and have sympathy with appellant in the need for accommodation designed for wheelchair access and that the existing properties are old with large gardens and not designed for elderly people. However, the particular circumstances of the occupants will change over time whereas the development would be permanent and thus these are not sufficient to outweigh the harm that I have identified.

Conclusion

8. For the above reasons and having regard to all other matters raised the appeal should be dismissed.

Janet Wilson

INSPECTOR