



Appeal Decision

Site visit made on 21 August 2017

by Alexander Walker MPlan MRTPI

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

Decision date: 06th September 2017

Appeal Ref: APP/C3240/D/17/3176482

1 Brandon Avenue, Admaston, Telford TF5 0DU

- 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 T Greatorex against the decision of Telford and Wrekin Council.
 - The application Ref TWC/2017/0252, dated 6 March 2017, was refused by notice dated 3 May 2017.
 - The development proposed is the erection of a two-storey link extension and first floor extension over existing garage.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. Prior to the Council's determination of the application, revised plans were submitted. These are the plans which the Council based their decision on and therefore my assessment of the appeal shall also be based on these revised plans.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the host dwelling and the streetscene.

Reasons

4. The appeal property is situated within a well-established, modern housing estate. Dwellings within the estate vary in terms of size, design and materials used. However, there is nevertheless a common architectural theme. The open front driveways and gardens and the setback position of the dwellings create an open character to the area.
5. The appeal property is located on an elevated position above the adjacent road. Trees and vegetation screen the site from view when entering the estate off Shawbirch Road. However, due to its elevated position above the road and with the existing double garage facing down the road, the site is prominent when exiting the estate.
6. The proposed increase in the height of the garage would exacerbate its prominent position within the streetscene. The addition of the first floor and the link extension would significantly increase the overall bulk of development to the front of the property. As a result, it would dominate the streetscene and

fail to appear visually subservient to the host dwelling. Moreover, the bulk of the proposal would diminish the openness of the front of the dwelling and the overall area, further detracting from the character of the streetscene.

7. The first floor extension would have a hung slate exterior and a Dutch hip roof. Whilst I acknowledge that these features attempt to reduce the visual bulk of the proposal, such features are not readily found within the streetscene. Consequently, they would only assist in highlighting the unacceptable dominance and incongruity of the proposal and its incompatibility with the existing dwelling.
8. I find therefore that the proposal would significantly harm the character and appearance of the host dwelling and the streetscene. As such, it would be contrary to Saved Policy UD2 of the Wrekin Local Plan 1995 – 2006, Policy CS15 of the Telford and Wrekin Council Core Strategy Development Plan Document 2007, and Policies BE1 and BE2 of the Telford and Wrekin Local Plan 2011 – 2031 (submission version) 2016, which, amongst other matters, seek to ensure that new development respects and responds positively to its context and enhances the quality of the local built and natural environment; respects the character of the area and is in keeping with the existing building; and, positively influences the appearance of the local environment. Furthermore, it would fail to accord with the design objectives of the National Planning Policy Framework.

Conclusion

9. For the reasons given above, having regard to all matters raised, the appeal is dismissed.

Alexander Walker

INSPECTOR