
Appeal Decision

Site visit made on 9 July 2019

by R Cooper BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29th July 2019

Appeal Ref: APP/C3240/D/19/3227291

12 Leveson Close, St Georges, Telford TF2 9PW

- 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 L Smith against the decision of Telford and Wrekin Council.
 - The application Ref TWC/2018/1052, dated 20 December 2018, was refused by notice dated 30 January 2019.
 - The development proposed is double storey side extension.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the proposed double storey side extension on 1) the character and appearance of the area; 2) parking provision; and 3) ground conditions with particular regard to historic mining in the area.

Reasons

Character and Appearance

3. The appeal property No 12 Leveson Close is a modest two storey semi-detached dwelling, located within a street characterised by the predominance of dwellings of a similar scale and appearance to the appeal property.
4. The proposed extension would be notably wider than half the width of the host dwelling, such that it would not appear subordinate. The extension would be disproportionate in size in relation to the host dwelling and would result in an unbalancing effect on the pair of semis. Furthermore, the orientation of the dwelling would mean that a large predominantly blank gable would be closer to the road such that it would appear overbearing and dominant in the street scene which would fail to respect the character and appearance of the area.
5. I acknowledge that the gable of the extension may not project further forward than No 14. Nonetheless, it would project significantly beyond No 10, and due to the curve in the road, it would be highly visible from the street.
6. Therefore, the proposed extension would not accord with Policies BE1 and BE2 of the Telford and Wrekin Local Plan (the Local Plan), which collectively seek to ensure that new development respects local character, integrates with its surroundings. It would also not accord with the design objectives set out in paragraph 127 of the Framework.

Parking

7. The submitted plans show that there would be sufficient space to the side of the extension to accommodate the parking required by the Council within the appeal site, the provision and retention of this could be controlled by planning condition. Furthermore, I note that no objections have been raised by the Highway Authority. For these reasons I find no harm with regards to parking provision this matter, and the proposal complies with Policies BE1 and C5 of the Local Plan which seek the provision of suitable car parking within developments.

Ground conditions

8. Given the limited scale of the development and the surrounding existing development, along with the technical nature of the issue, I am satisfied that the matter could be satisfactorily addressed by a suitably worded condition requiring investigations to be carried out and foundation design details submitted and agreed before development commences. This would ensure compliance with Policy BE9 of the Local Plan, which seeks to ensure new development is designed to mitigate land stability issues as a result of historic mining activities.

Other Matters

9. I note the submissions raised locally concerning other matters, including the development's potential effect on trees. However, these have not altered my overall decision.

Conclusion

10. For the reasons identified above the appeal is dismissed.

R Cooper

Inspector