



Appeal Decision

Site visit made on 27 June 2019

By Julie Dale Clark BA (Hons) DipTP MCD DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30th August 2019

Appeal Ref: APP/C3240/D/19/3227704

1 Wood View, Woodside, Coalbrookdale, Nr. Telford, Shropshire TF8 7EB

- 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 Iain Wheeler against the decision of Telford & Wrekin Council.
 - The application Ref TWC/2018/1035, dated 15 November 2018, was refused by notice dated 13 March 2019.
 - The development proposed is Proposed Loft Conversion.
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Decision

1. The appeal is dismissed.

Main Issues

2. I consider that the main issues are:-
 - whether the proposal would preserve or enhance the character or appearance of the Severn Gorge Conservation Area; and
 - the effect of the proposal on the character and appearance of the Ironbridge Gorge World Heritage Site.

Reasons

Conservation Area

3. The appeal site is within the Severn Gorge Conservation Area. I have therefore had regard to Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that special attention be drawn to the desirability of preserving or enhancing the character or appearance of a Conservation Area. This is reflected in Local Plan¹ Policy BE 5 and the National Planning Policy Framework².
4. No 1 Wood View is one of two pairs of semi-detached houses set in an elevated position above the road. The road is narrow and there are a mix of properties in terms of their age, character and appearance. Like the other three semi-detached houses, No 1 has a hipped roof and the proposal would alter this to a half-hip. This would enable the loft space to be accessed and used as a bedroom. Small roof lights would be added to the front, side and rear elevations.

¹ Telford & Wrekin Local Plan 2011 – 2031, Adopted January 2018.

² Ministry of Housing, Communities & Local Government National Planning Policy Framework, July 2018 (the Framework).

5. Whilst I do not consider that the appeal site has any particular historic merit, it is one of four similar houses with hipped roofs located within the Conservation Area. I accept that the appellant has attempted to lessen the impact of the roof alteration by designing a half-hip rather than a full gable roof. However, this unbalances the pair of semi-detached houses and is out of character with the design of the house and its neighbouring semi-detached houses.
6. The elevated position of the house and its prominence increase the impact of the proposal. I consider that it would not preserve or enhance the character or appearance of the Severn Gorge Conservation area but conflict with Policy BE 5 and the Framework.

World Heritage Site

7. As well as being a Conservation Area the site is within the Ironbridge Gorge World Heritage Site. This adds significantly to the heritage value of the area. The Framework considers World Heritage Sites as amongst those assets of highest significance. Local Plan Policy BE 3 establishes that the Council will protect and enhance the outstanding universal value of the World Heritage Site.
8. The proposal is a modest one in terms of the overall value of the World Heritage Site but nevertheless this proposal falls to be considered in its wider historical setting. Given the protection that such areas carry, the proposal would introduce an unacceptable alteration to the roof of No 1 Wood View that would conflict with Policy BE 3 and the Framework.
9. Furthermore, Local Plan Policy BE 1 indicates that the Council will support development which respects and responds positively to its context. Policy BE 2 sets out criteria in support of extensions and alterations to residential buildings where, amongst other things, the altered or extended building respects the character of the area and the design is in keeping with the existing building. I consider that the proposal would fail to meet the requirements of these policies.

Other Matters and Conclusion

10. There are also Listed Buildings close by and although these are not referred to in the Council's reason for refusal they add weight to the historical significance of this area. I have considered all other matters raised but none alter my conclusion.
11. I conclude that the proposed loft conversion would not preserve or enhance the character or appearance of the Severn Gorge Conservation Area and it would have a harmful effect on the character and appearance of the Ironbridge Gorge World Heritage Site. It would conflict with the policies referred to and therefore the appeal fails.

J D Clark

INSPECTOR