
Appeal Decision

Site visit made on 11 November 2019

by Alexander Walker MPlan MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4th December 2019

Appeal Ref: APP/L3245/D/19/3236180

Hafod Las, Trefonen Road, Oswestry SY11 2TW

- 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 Mrs Kate Williams against the decision of Shropshire Council.
 - The application Ref 19/00884/FUL, dated 22 February 2019, was refused by notice dated 12 July 2019.
 - The development proposed is a loft conversion forming two additional bedrooms and bathroom, with roof removed and re-covered and eaves raised by three block courses.
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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 area.

Reasons

3. This stretch of Trefonen Road comprises residential properties that line its north western side. These properties are two-storey in height and whilst there are some common architectural features, including bay windows, there is a variety of designs with many properties appearing to have been extended. The elevated position of the dwellings above the adjacent road results in them appearing prominent in the streetscene.
4. The proposal would include two dormer extensions to the roof; one to the front and a wider one to the rear. The width of the extensions and their windows would be significantly greater than the existing windows on the lower floors. As a result, the extensions would appear disproportionate and give the property a top-heavy and unbalanced appearance. The depth of the extensions, extending almost from eaves to ridgeline, particularly on the front elevation, would exacerbate this disproportionality.
5. Consequently, the proposed extensions would appear as incongruous and dominant features within the streetscene when viewed from Trefonen Road to the front and from Bramhall Lane to the rear. Whilst properties along the road have been extended, based in the evidence before me and the observations I made on site, there is no apparent roof extensions of any sort, which would further exacerbate the incongruity and dominance of the extensions within the streetscene.

6. I acknowledge the appellant's contention that the raising of the roof height of the property would not be harmful to the streetscene. Based on the evidence before me and the observations made during my site visit, I find no reason to conclude that it would. However, this does not mitigate the harm that would arise as a result of the dormer extensions.
7. I find therefore that the proposal would significantly harm the character and appearance of the area, contrary to Policy CS6 of the Shropshire Council Core Strategy 2011 and Policy MD2 of the Shropshire Council Site Allocations and Management of Development Plan, which, amongst other things, seek to ensure that development respects and enhances local distinctiveness and reflects locally characteristic architectural design and details.
8. In their reason for refusal, the Council also refer to the Shropshire Council Type and Affordability of Housing Supplementary Planning Document 2012. However, there is no evidence before me to indicate why the proposal would fail to accord with the guidance contained within this document. Accordingly, I find no conflict with it.

Other Matters

9. The proposal would provide additional and more efficient living space for the appellant. However, I do not consider that this outweighs the harm I have identified.
10. I acknowledge the concerns raised regarding the effect of the proposal on the living conditions of the occupants of 3 Broomhall Lane. However, I am satisfied that there is sufficient distance between the properties to ensure that there would not be any unacceptable harm with regard to loss of privacy and light.

Conclusion

11. For the reasons given above, the appeal is dismissed.

Alexander Walker

INSPECTOR