



Appeal Decision

Site visit made on 7 February 2020

by R Cooper BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2nd April 2020

Appeal Ref: APP/C3240/W/19/3239365

47 Parklands, Wellington, Telford TF1 3EA

- 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 J Jones against the decision of Telford and Wrekin Council.
 - The application Ref TWC/2019/0695, dated 20 August 2019, was refused by notice dated 15 October 2019.
 - The development proposed is the erection of 1 no. 2 bed dwelling, associated access changes and landscaping.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the development on the character and appearance of the area; and on the living conditions of future occupants of the proposed dwelling in terms of noise and disturbance from the adjacent play area.

Reasons

Character and Appearance

3. The appeal site is located within a residential area and comprises of a garden associated with an existing semi-detached dwelling. The prevailing character of the street is open and spacious, which is attributed to the significant gardens to the front, rear and sides of the dwellings, and the recreational ground that adjoins the site. The appearance of the surrounding buildings consists of two-storey terraced and semi-detached houses, with gabled roofs, and brick elevations of a similar scale and appearance, in particular the uniform width of properties.
4. The proposed dwelling would be located within the side garden of No 47, which would reduce the amount of open space around the property, bringing the side of the proposed dwelling into close proximity to the boundary shared with the recreational ground to the south. This would reduce the spacious feel and result in a cramped appearance.
5. The scale of the proposed dwelling would be significantly smaller than the existing properties within the street. Notably it would be narrower, and disproportionate to the adjoining dwelling. This would not respect the context

- of the site, and it would appear at odds with the uniform scale and appearance of existing buildings in the surrounding area.
6. Whilst I accept the amount, quality and the form of amenity space proposed for the new dwelling reflects other properties within the street, this does not overcome the impact that the introduction of the building would have on the open character and appearance of the area.
 7. Consequently, the development would harm the character and appearance of the area. It would not accord with Policy BE1 of the Telford and Wrekin Local Plan 2011- 2031 (2018), which seeks to ensure that development is of high quality design, that respects local context and integrates within its surroundings. It is also inconsistent with the design objectives in paragraph 127 of the National Planning Policy Framework.

Living Conditions

8. The appeal site is located adjacent to a recreational ground, which contains fixed children's play equipment. I have considered the Council's concerns and the objection from the Healthy Spaces department, regarding the dwelling's proximity to the children's play area, and the potential for noise and disturbance to future occupiers. Whilst the new building would be physically closer than existing No 47 and would not reflect the distance referred to in the guidance from Fields In Trust (FIT), the appeal site is already in residential use, and there is no evidence before me of existing issues or complaints received by the Council.
9. Furthermore, the building would be designed and positioned so that a blank side gable, would be adjacent to the play area, this would be similar to the existing relationship of No 47, albeit marginally closer. For these reasons above, I am satisfied that there would be no demonstrable harm to the living conditions of future occupants caused by noise and disturbance from the play area.
10. Consequently, the development would not harm the living conditions of future occupiers of the proposed dwelling. It would accord with Policy BE1 of the Telford and Wrekin Local Plan 2011- 2031 (2018), which seeks to ensure that development does not have significant adverse impacts with regards to noise.

Other Matters

11. I have considered that the site is in a sustainable area, close to local shops and services, is within an urban area, would increase density, and would be well detailed in design. However, these matters do not outweigh my earlier findings.
12. I understand that the appellant feels the Council ignored the submitted analysis of amenity space and acted unreasonably by introducing an additional reason for refusal since the previous applications. This is a matter between both parties and does not affect my findings on the main issues.
13. The appellant's statement refers to a CA appraisal, however based on the evidence provided, the appeal site does not fall within a Conservation Area and no such supporting information was submitted. In any event this does not alter my findings on the main issues above.

Conclusion

14. Although I have found no harm from the proposal on living conditions, I have found there would be harm to the character and appearance of the area. This is the prevailing consideration. Therefore, having had regard to all matters raised, I conclude that the appeal should be dismissed.

R Cooper

INSPECTOR