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## Appeal Decision

Site visit made on 10 June 2020

**by Mark Dakeyne BA (Hons) MRTPI**

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

**Decision date: 12 June 2020**

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**Appeal Ref: APP/C3240/D/19/3243949**

**181 Hadley Park Road, Hadley, Telford TF1 6QF**

- 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 David Lucas against the decision of Telford and Wrekin Council.
  - The application Ref TWC/2019/0494, dated 11 June 2019, was refused by notice dated 20 November 2019.
  - The development proposed is a two storey side and single storey rear extension and new porch to front.
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### Decision

1. The appeal is allowed and planning permission is granted for a two storey side and single storey rear extension and new porch to front at 181 Hadley Park Road, Hadley, Telford TF1 6QF in accordance with the terms of the application, Ref TWC/2019/0494, dated 11 June 2019, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
  - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Site Plan Drawing No: DL-006 Rev A; Proposed Elevations Drawing No: DL-004 Rev A; and Proposed Plans Drawing No: DL-005 Rev A.
  - 3) No development above ground level shall be carried out until details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details.
  - 4) The extension hereby permitted shall not be occupied until the windows at first floor level in the side elevations have been fitted with obscured glazing. Once installed the obscured glazing shall be retained thereafter.
  - 5) Prior to the first occupation of the extension hereby permitted, artificial nesting and/or roosting boxes shall be erected, the type and location of which shall have been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details.

### Reasons

2. The main issue is the effect on the character and appearance of the building and its surroundings.

3. Hadley Park Road is fronted by a mix of houses of differing ages and styles. The appeal property is the last in a line of semi-detached Victorian cottages. All of this group of properties have been extended and altered to varying degrees, including some through two-storey side extensions which have narrowed the gaps between them in places. Opposite are generously spaced mid-twentieth century semi-detached houses set back from the road. To the immediate north of No 181 is a detached house which is well-separated from its neighbours. As such there is little uniformity in the street scene in terms of spacing or built form, albeit that the area has a pleasant suburban character.
4. In this context, the proposal for a two-storey side extension flush with, and not as wide as, the existing front elevation, constructed partly in matching brick, and with appropriately sited openings, would not appear out of character. It would be similar to the additions that have taken place to Nos 171, 173, 175 and 179 Hadley Park Road. The extension would restore some symmetry to the pair of dwellings (Nos 179 and 181).
5. Because of the separation between Nos 181 and 183, the deep side elevation would be clearly visible by those travelling south along the road. However, taking into account the mixed character of the surroundings, the variety in the scale of extended dwellings, and the space that would be around it, it would not appear over dominant. The rear extension would be screened from public view by the side extension and therefore existing and new additions would not be seen together. The use of render to the side elevation would be acceptable given that this is the main material used on Nos 177 and 183 and also a feature of the side elevations of other nearby houses even though it does not currently form part of the external envelope of Nos 179 and 181.
6. Therefore, I conclude that the proposal would have an acceptable effect on the character and appearance of the building and its surroundings. There would be compliance with Policies BE1 and BE2 of the Local Plan<sup>1</sup> as the development would respect its context and be in character with the dwelling and area.
7. The conifer tree to the northern boundary would be well beyond the footprint of the extension. A large rear garden area would be retained.
8. A condition requiring the development to be carried out in accordance with the approved plans is necessary for certainty. Details of the external materials are required in the interests of the character and appearance of the building and its surroundings. Frosted glass should be fitted to the windows in the side elevations to protect the privacy of adjoining occupiers. To provide net gains for biodiversity, in accordance with paragraph 170 of the National Planning Policy Framework, a condition requiring the provision of nesting/roosting boxes should be imposed. It is not necessary for drainage details to be submitted as it is a matter covered by the building regulations.
9. For the reasons given above I conclude that the appeal should be allowed subject to conditions.

*Mark Dakayne*

INSPECTOR

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<sup>1</sup> Telford and Wrekin Local Plan 2011-2031 (adopted January 2018)