



Appeal Decision

Site visit made on 9 June 2020 by S Watson BA(Hons) MSc

Decision by R C Kirby BA(Hons) DipTP MRTPI

An Inspector appointed by the Secretary of State

Decision date: 29 June 2020

Appeal Ref: APP/C3240/D/20/3247240

Stoneleigh House, Field Aston lane, Field Aston, Newport TF10 9LE

- 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 Roy Yates-Ward against the decision of Telford and Wrekin Council.
 - The application Ref TWC/2019/1011, dated 9 December 2019, was refused by notice dated 4 February 2020.
 - The development proposed is the demolition of existing side extension and replacement with new kitchen and family room extension.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was carried out by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue in this case is the effect of the proposal on the character and appearance of the host dwelling.

Reasons for the Recommendation

4. Stoneleigh House is a large dwelling set within spacious grounds. It is set back from Field Aston Lane by a substantial garden and driveway which are separated from the road by a dwarf wall with a hedgerow above. It is clear that the dwelling is formed from at least three distinct styles, and from the information before me it appears that these are primarily Georgian and Victorian with a more recent extension in 2012. While of some age, I understand that the building is not listed or otherwise designated for its historic interest. The proposal would include the demolition of this most recent extension and the erection of a larger replacement.
5. Although the appeal site is partially screened from the highway by a hedgerow, I understand it is not protected. As the hedgerow could therefore easily be removed in the future, I can only give very limited weight to the screening it provides. As such the proposed extension would form a prominent projection off the side of the dwelling. Notwithstanding the hedgerow, views would be

afforded from the highway of both the flat and pitched roof sections. This would include the roof lights on the southern roof pitch and roof lantern over the flat roof. I find that the flat roof and roof lantern would be alien features that would not be sympathetic to or respect the traditional appearance of the host dwelling.

6. Whilst the existing extension is substantially glazed, to a similar extent as the proposal, the existing windows are sympathetic to those on the host dwelling. In contrast, the proposed windows would not, by way of their proportions, scale and appearance, reflect those on the host dwelling and would therefore result in an incongruous feature. Furthermore, the fully glazed doors to the front and side would be out keeping with the character and appearance of the host dwelling by way of their scale and appearance. The glazing serving the breakfast area would also stretch up into the gable end striking a grand appearance on what should be a much more subservient feature to the main, three-storey portion of the dwelling.
7. In conclusion I find that the proposed extension, by way of its form and fenestration, would be an incongruous feature which would harm the character and appearance of the host dwelling. As such the proposal is contrary to Policies BE1 and BE2 of the Telford and Wrekin Local Plan which supports development which respects and responds positively to its context and extension that are in keeping with the existing building. The proposal would also conflict with the principles of the guidance in the National Design Guide which sets out the fundamentals for good design.

Other Matters

8. I note that alternative designs were submitted by the appellant but that these were only indicative alterations and not formal amendments to the scheme. I have therefore assessed the appeal as it was submitted to, and considered by, the Council. Furthermore, it would not be appropriate for me to allow a harmful proposal on the condition that suitable amendments were subsequently submitted and approved by the Council.

Recommendation

9. For the reasons given above, and having regard to all other matters raised, I recommend that the appeal should be dismissed.

S Watson

APPEAL PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence and the Appeal Planning Officer's report and concur that the appeal should be dismissed.

RC Kirby

INSPECTOR