
Appeal Decision

Site visit made on 19 June 2020

by J Williamson BSc (Hons) MPlan MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1st July 2020

Appeal Ref: APP/M3455/W/20/3244640

Goldenhill Road, Fenton, Stoke-On-Trent, City of Stoke-On-Trent ST4 3DP

- 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 Mary Johnson against the decision of Stoke-On-Trent City Council.
 - The application Ref 64466, dated 13 September 2019, was refused by notice dated 15 November 2019.
 - The development proposed is change of use to storage facility utilising ISO shipping containers.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The site is a vacant piece of brownfield land located on the western side of Goldenhill Road. The site has the appearance of a piece of overgrown scrubland, with security palisade fencing and access gates along its eastern boundary. There are residential properties opposite the site on the opposite side of Goldenhill Road and along the site's northern boundary. A public house with an outdoor seating area is located next to the southern boundary. There appears to be a piece of scrubland immediately to the rear of the site and industrial premises beyond the south-western corner. Except for the one industrial site noted, the area is primarily residential, with most of the industrial sites in the area being located further to the south.
4. The presence of 60 shipping containers of standard size, design and materials would be tightly packed within the site and along its boundaries. Being used for storage, at minimum some form of vehicle would regularly be driving around the site transporting items to and from the containers. Hence, in contrast to storage within an enclosed building, the site would have the appearance of an open industrial yard of a type generally seen on industrial estates rather than a residential area. The proposal would starkly contrast, and be out of keeping with, the traditional designs of surrounding properties and the existing street scene, to the detriment of the character and appearance of the area.

5. I note that the appellant intends to install planting behind the fence along Goldenhill Road and has proposed covering the containers with, for example, some form of cladding to soften their appearance. However, the site would still be clearly visible from Goldenhill Road and the rear of the dwellings along the northern boundary. Regardless of any form of covering as proposed, the overall appearance of the site would still be of 60 oblong-shaped containers with the associated activities, equipment and/or vehicles moving around and in/out of the site. Consequently, such measures would not overcome the resultant harm to the character and appearance of the area I have identified.
6. As such, the proposal does not accord with Policy CSP1 of the Newcastle-Under-Lyme & Stoke-On-Trent Core Spatial Strategy 2006-2026 (2009), or design policies in the National Planning Policy Framework, which require, collectively and among other things, new development to be well designed, create high quality buildings and places and to be sympathetic to/respect the character and context of the locality.

Conclusion

7. For the reasons outlined above, I conclude that the appeal is dismissed.

J Williamson

INSPECTOR