



Appeal Decision

Site visit made on 9 June 2020

by Jonathon Parsons MSc BSc(Hons) DipTP Cert(Urb) MRTPI

an Inspector appointed by the Secretary of State

Decision date: Friday, 17 July 2020

Appeal Ref: APP/Z3445/W/19/3243371

224 Tamworth Road, Amington, Tamworth B77 3DE

- 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 Daniel Mayes (The Birmingham Diocesan Board of Finance) against the decision of Tamworth Borough Council.
 - The application Ref 0068/2019, dated 10 January 2019, was refused by notice dated 27 September 2019.
 - The development proposed is the construction of a two storey dwelling (new vicarage) within the site of the existing vicarage, including the partial demolition of an existing boundary wall and new access to existing vicarage.
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Decision

1. The appeal is dismissed.

Procedural matters

2. The decision is based on the amended plans submitted up to the application's determination. For the sake of clarity, these are dated 21 May 2019 and 17 September 2019 which are variously marked as Revision A, B, C and D.

Main Issue

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

Reasons

Character and appearance

4. The existing vicarage at 224 Tamworth Road flanks onto Florendine Street and the appeal plot comprises its rear garden flanking onto this later road. The vicarage is uniquely designed, being of a plain Georgian style constructed with red brick exterior, slate hipped pitched and evenly spaced windows, albeit differently sized. It has a large footprint, wide frontage and is typical of its period.
5. On Florendine Street, there are two later 20th century dwellings at Nos 1A and 1B adjacent to the appeal plot site. They have front-facing gables, shallow pitched roofs and are constructed with modern brick and tile materials. Further along from these, there is a row of Victorian style terrace houses with narrow frontages and pitched roofs. Original dwellings have been constructed with red brick, slate and sash windows but many have been altered with render exteriors and modern uPVC windows. Opposite the site, there is the modern

designed Florendine Primary School. On Tamworth Road, there are single storey hipped-roof bungalows beyond the Vicarage. As a result, there is a variety of dwelling designs within the area.

6. The Tamworth Design Supplementary Planning Document (SPD) 2019 allows designers to be innovative where context allows. The SPD also accepts that there are situations where contrasting materials, colours and fenestration patterns are considered appropriate. The proposed dwelling would have a contemporary feel to it by reason of its design and mix of materials. It would be constructed with timber cladding, varying sized and positioned windows within slightly protruding timber reveals, and an extensive pergola-type frontage porch with plants, including climbers. Red brick and slate roof materials would be also used to reflect the existing vicarage and originally faced Victorian terraced dwellings. The overall ridge height would be lower than the existing vicarage and terraced dwellings, and marginally higher than Nos 1A and 1B.
7. The principle of a contemporary design of the dwelling, with contrasting materials, would be acceptable given the mixed character and appearance of the area. However, the SPD also encourages developments to take into consideration the scale and massing of their context and should avoid disrupting this without clear justification. The appeal proposal would result in a dwelling with a width far greater than the narrower Victorian terraced dwellings and the two new dwellings at Nos 1A and 1B. There would be 3 vertical elements using form and material on the dwelling's frontage. Nevertheless, they would do little to break up the extensive façade because it would essentially be flat and continuous with little articulation, in the form of setbacks for example. Despite the hipped amendment, the roof above would also add to the massing of the dwelling by reason of its width.
8. As a result, the dwelling would stand out markedly in the area, especially along Florendine Street. In particular, it would be noticeably larger than the Victorian dwellings and the two more recent dwellings at Nos 1A and 1B. The extensive depth of the dwelling would be visible in gaps down the side of it. The footprint of the new dwelling would only be marginally larger than the existing vicarage but the proposal would not directly relate to the new vicarage as it faces onto Florendine Street. Notwithstanding this, the dwelling's width and depth on its flank elevation facing the vicarage and the dwelling's overall massing, with all its physical elements, would appear significantly greater. For all these reasons, the dwelling would appear adversely dominant and overbearing within the area.
9. It is indicated that the dwelling's fenestration would honestly respond to requirements of internal space, for example small windows for living areas not requiring great little natural light/privacy. However, this results in irregular sited and sized fenestration which would appear visually awkward due to a lack of coherence even as amended. In this situation, the contrasting fenestration would not be acceptable and it would draw attention to the overwhelming size of the dwelling in the streetscene. The attached single storey garage would be an subservient feature with an attractive dual pitch roof, with a front facing gable, and materials. However, the overall design faults of the proposal would remain for the reasons indicated.
10. For all these reasons, the development would harm the character and appearance of the area by reason of its size, massing and design. Accordingly,

the proposal would conflict with Policy EN5 of the Tamworth Local Plan (LP) 2006-2031 (2013). Similarly, it would conflict with the guidance of the SPD in respect of massing.

Other matters

11. The local church provides a very important pastoral role in the parish which includes visits by the community. The layout of the existing vicarage makes this difficult without impacting upon the privacy of the vicar's family. Specific facilities are required for receiving members of the public, for instance level access, wheelchair accessible WC and a generous hallway/waiting area. Additionally, the dwelling needs to be a family home, with large enough living space and sleeping spaces to accommodate various sizes of families and guest preachers/missionaries. Facilities have to be provided which are accessible to the community whilst maintaining suitable privacy for their family.
12. The design of the dwelling has been strongly influenced by the Parsonage Design Guide, issued by the Church of England. LP policy SP5 states non-standard residential development types will be supported and flexibility in dwelling type will be permitted to suit household needs. Designing with the end-user in mind is further supported by the SPD.
13. Nevertheless, under the National Planning Policy Framework, the proposal would not result in the creation of a high quality building and place. This is fundamental to what the planning and development process should achieve. The development would not be visually attractive as a result of good architecture. Moreover, the rationale for the design scheme pursued is not persuasive in that it has not demonstrated that there are no other suitable design solutions to providing the accommodation. For all these reasons, the circumstances of the appellant do not outweigh the harm to the character and appearance to the area.

Conclusion

14. The proposal would not accord with the development plan and there are no considerations to outweigh that finding. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Jonathon Parsons

INSPECTOR