



Appeal Decision

Site visit made on 8 December 2020

by Paul Cooper MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 December 2020

Appeal Ref: APP/C3240/D/19/3243829

4 Entry Bank, Wellington Road, Muxton, Telford TF2 8NY

- 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 & Mrs Andrew & Karen Stevens against the decision of Telford and Wrekin Council.
 - The application Ref TWC/2019/0700, dated 9 August 2019, was refused by notice dated 22 October 2019.
 - The development proposed is erection of a garage to accommodate a classic lorry.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. It was apparent from my site visit that the works have been carried out. The application form and appeal form do not reference this in the description, but the Decision Notice includes it in the description.

Main Issue

3. The main issue in this appeal is the effect of the development on the character and appearance of the area.

Reasons

4. The appeal property is a semi-detached property, with further properties to the rear, isolated from further development. An access road alongside the appeal property allows the properties at the rear to be serviced.
5. The garage is large in overall size, being approximately 9.8m x 4.6m, in order to accommodate a classic lorry, as outlined in the Appellants Statement of Case. It is located adjacent another structure to the rear of the property, but is timber framed in construction, rather than the brick construction of that structure or the surrounding properties.
6. The structure cannot be easily seen from the street scene on Wellington Road, but the materials of construction are at odds with surrounding development and despite its location, appears visually jarring within its immediate locality of brick built structures and is out of keeping with the predominance of brick in the locality.

7. This has made the building unacceptably prominent in its wider location and has made the building harmful to the character and appearance of the area and it does not accord with Policies BE1 and BE2 of the Telford and Wrekin Local Plan (Adopted 2018), which collectively, seek development to respect and respond positively to its context and enhance the quality of the local built environment and respect the character of the area.

Other Matters

8. I understand the appellant's reasoning for the appeal proposal, and I accept that the garage would be approximately the same dimensions as the adjacent structure and would be subservient to the host dwelling, but it cannot be viewed in isolation. I note the additional screening planted although that will take time to establish, may not outlive the garage and should not be used to conceal what I find is essentially an unacceptable form of development.

Conclusion

9. Having regard to the above and all other matters raised, I conclude that the appeal be dismissed.

Paul Cooper

INSPECTOR