



Appeal Decision

Site Visit made on 2 February 2021

by Bhupinder Thandi BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25 February 2021

Appeal Ref: APP/H1840/W/20/3262139

Land at No 6 Ombersley Road, Droitwich, Worcestershire WR9 0AB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Walker Smith Developments against the decision of Wychavon District Council.
 - The application Ref 20/00055/OUT, dated 7 January 2020, was refused by notice dated 21 September 2020.
 - The development proposed is erection of 2 No Dwellings - resubmission of planning application 19/00794/OUT.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The application was submitted in outline with all matters reserved for future consideration. I have determined the appeal on this basis.
3. An illustrative layout accompanies the application and I have paid regard to this layout in so far as assessing the principle of development in land use terms.

Main Issue

4. The main issue is the effect of the proposed development upon the character and appearance of the area.

Reasons

5. The appeal site comprises a parcel of land sited to the rear of Nos 2, 4 and 6 Ombersley Road. The site is fenced off from surrounding properties. Whilst there is tall landscaping along the boundary due to the level difference between the road and the site it is visible from within the surrounding area.
6. The area is characterised by properties fronting the road creating a linear pattern of development. The gaps between properties allow glimpses of mature planting running alongside a railway line and this combined with generous grass verges and landscaping results in a spacious residential scene.
7. The indicative plan shows a pair of properties located to the rear of existing dwellings fronting Ombersley Road. This arrangement would be significantly at odds with the established linear pattern of development in the area. It would appear as an alien feature within the area failing to integrate with it.

8. Notwithstanding the separation from neighbouring boundaries and properties the introduction of built form, infrastructure and associated domestic paraphernalia would be unduly intensive significantly changing the character and appearance of the site. The resultant development sitting behind existing houses would erode the sense of openness that exists and would appear as unduly cramped and not typical of dwellings along Ombersley Road undermining its character.
9. I acknowledge that the proposed development would provide adequate parking and private amenity space. However, these factors individually or cumulatively would not overcome the harm that I have identified in relation to the main issue.
10. The proposed development would result in additional housing. However, because the Council complies with national policy in respect of housing delivery I afford this limited weight in coming to my decision.
11. I appreciate that the appellant has attempted to overcome concerns previously raised but the amendments would still result in a proposal that would be harmful to the character and appearance of the area.
12. I conclude that the proposed development would adversely affect the character and appearance of the area contrary to Policy SWDP21 of the South Worcestershire Development Plan (2016) which, amongst other things, seeks high quality design that reflects the given characteristics of the site and complements the character of the area. It would also be contrary to the South Worcestershire Design Guide Supplementary Planning Document (2018) which, amongst other things, seeks to enhance local character and distinctiveness.

Conclusion

13. For the reasons set out above the appeal does not succeed.

B Thandi

INSPECTOR