



Appeal Decision

Site visit made on 17 May 2022

by Helen Smith BSc (Hons) MSc MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: Thursday 16 June 2022

Appeal Ref: APP/L3245/W/22/3290782

Pryll Cottage, 19 Burway Road, Church Stretton, Shropshire SY6 6DP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission
 - The appeal is made by Mr & Mrs T Smythe against Shropshire Council.
 - The application Ref 21/05218/FUL, is dated 11 October 2021.
 - The development proposed is described as “partial demolition of existing former extension for the provision of new extension to the existing dwelling house. Partially replacing boundary fence with brick wall to echo existing garden wall.”
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Decision

1. The appeal is allowed and planning permission is granted for erection of part two storey and part single storey extension following partial demolition; and partially replacing boundary fence with brick wall at Pryll Cottage, 19 Burway Road, Church Stretton, Shropshire SY6 6DP in accordance with the terms of the application, Ref 21/05218/FUL, dated 11 October 2021, subject to the conditions set out in the attached schedule.

Application for Costs

2. An application for costs has been made by Mr & Mrs T Smythe against Shropshire Council. This application is the subject of a separate decision.

Preliminary Matter

3. I have taken the description of development in the decision paragraph from the appeal form since the original description, as it is shown on the banner header, was altered by the Council when the planning application was registered. The appellant has confirmed they don't object to the most recent description. I have proceeded on this basis.

Main Issue

4. The main issue is whether the proposal would preserve or enhance the character or appearance of the Church Stretton Conservation Area (CA).

Reasons

5. The appeal site is a detached dwelling located between Burway Road and Rectory Gardens. The surrounding area is predominantly residential, with the town centre located nearby. The site has a frontage to Burway Road, which is bounded by a high stone wall. On the opposite side of Burway Road is a steeply sloping green, the summit of which contains the town's war memorial. The significance of the CA lies, in part, in the extent to which the historic buildings

and their spacious layout appear to be intact, as well as the varied and individual appearance of dwellings. The overall verdant character of the area also contributes positively towards the significance of the CA. This is reflected by what is a landscaped and spacious plot.

6. Pryll Cottage is recognised as a non-designated heritage asset. It is constructed of a mixture of materials including brick with timber framing and clay roof tiles, set within a triangular plot. It's gable features, small scale and traditional form contribute positively to the area's historic context and thus the significance of the CA. A modern flat roofed single storey extension projects to the rear of the cottage which, given its design and use of materials in the above context, makes a more neutral contribution.
7. This extension would be removed as part of the appeal scheme. The design of which would be more traditional and follow the architectural style and thus historic character of Pryll Cottage. The proposed side elevation fronting Burway Road and visible therefrom would be set down from the ridge and set back from the original cottage. These features would provide a clear distinction and visual break between the host dwelling and the proposed extension, resulting in the development being seen as subordinate. The use of matching construction materials would contribute to the development being seen as a natural extension to the host dwelling rather than an incongruous new feature.
8. Furthermore, it would not appear prominent in views from outside the site, as it would be screened by the existing cottage. In addition, the mature vegetation around the site would obscure views from the neighbouring properties in Rectory Gardens.
9. The north-facing elevation would appear as a single-storey element due to the gradient of the land. Furthermore, the depth of the proposed extension would not be significantly greater than the existing flat roof rear extension. Although wider than the existing extension, the proposal would give a coherence to the rear elevation in terms of materials and be harmonious to the proportions of the existing cottage.
10. The proposal would extend into part of the garden area. However, due to the size of the plot, the development would not constitute an over-development of the site and would not appear cramped as a sufficient area of garden space would be retained. The proposed development would therefore not erode the spacious and verdant nature of the appeal site.
11. The proposal would result in the partial removal of a boundary fence, which is currently in a poor structural state. Its partial loss would be balanced by its replacement with a brick wall to match the existing boundary wall, which would improve the appearance of the boundary treatment. Overall, this would have a neutral effect.
12. The proposal would, for the reasons I have given, ensure that both the character and appearance of the CA would be preserved. As such, it would comply with Policies CS6 and CS17 of the Council's Shropshire Core Strategy (2011), and Policies MD2 and MD13 of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan (2015). Collectively, these policies seek to ensure development is of high quality design which respects its surroundings, including heritage assets and their significance. The proposal

would also comply with the historic environment policies contained within the National Planning Policy Framework.

Other Matters

13. Whilst the appeal site is close to the Old Rectory, a grade II listed building, there is a degree of both physical and visual separation between it and the proposal. Given this separation, the extension would not be directly read in relation to the listed building and as such the proposal would preserve its setting.
14. The proposal is also located near to the Grade II listed War Monument and the Grade I listed Church of St Lawrence. This was not a contentious matter for the Council and taking into account my observations on site, the proposed development would have a neutral effect on the setting of the listed monument and church.
15. The appeal site is within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). The Framework requires that I must give great weight to the conservation and enhancement of the landscape and scenic beauty of an AONB. In this instance, given the siting and scope of the development, I find that there would be no adverse impacts to the AONB and that as such its landscape and scenic beauty would be conserved.
16. Existing access to the cottage would be retained by the proposal. I also note that the Council have not raised any highway safety concerns. From my site observations it was evident that there was public parking available nearby. However, I have imposed conditions to safeguard the living conditions of the occupiers of neighbouring properties from potential nuisance during the construction stage.

Conditions

17. In addition to the standard time limit condition, I have imposed one requiring that the development is carried out in accordance with the approved plans. This is in the interests of certainty. To protect the character and appearance of the area and the particular qualities of the appeal building, a condition regarding the use of matching external materials is imposed. I have also imposed conditions to safeguard the living conditions of the occupiers of neighbouring properties from potential nuisance during the construction stage.

Conclusion

18. For the reasons given, having considered the development plan as a whole, the approach in the NPPF, and taken account of all other material considerations, the appeal should be allowed.

Helen Smith

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 3) The development hereby permitted shall be carried out in accordance with the approved plans:
 - a. Location, Block & Site Plan – Drawing No 191427, PL101 (Oct 2021)
 - b. Proposed Site Block Plan – Drawing No 191427, PL104 (Oct 2021)
 - c. Existing Elevations – Drawing No 191427, PL103 (Oct 2021)
 - d. Existing Floor Plans & Roof Plan – Drawing No 191427, PL102 (Oct 2021)
 - e. Proposed Elevations – Drawing No 191427, PL107 (Oct 2021)
 - f. Proposed Floor Plans – Drawing No 191427, PL105 (Oct 2021)
 - g. Proposed Roof Plan – Drawing No 191427, PL106 (Oct 2021)
- 4) All works (including demolition), site works and construction shall only take place between the hours of 08.00 and 18.00 Monday to Friday and 08.00 and 14.00 Saturdays, and not at any time on Sundays, Bank or Public holidays.
- 5) No deliveries to the site in connection with the development hereby approved shall occur except between the hours of 08.00 and 18.00 Monday to Friday and 08.00 and 14.00 on Saturdays, and not at any time on Sundays, Bank or Public holidays.

*****End of Conditions*****