The Planning Inspectorate

Appeal Decision

Site visit made on 28 June 2022 by G Sibley MPLAN MRTPI

Decision by H Nicholls FdA MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29th July 2022

Appeal Ref: APP/C3240/D/22/3295768
9 Bratton Road, Bratton, Telford TF5 0BT

- 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 Adrian Williams against the decision of Telford and Wrekin Council.
- The application Ref TWC/2022/0073, dated 17 January 2022, was refused by notice dated 23 March 2022.
- The development proposed is erection of sunroom/porch on residential annexe.

Decision

1. The appeal is allowed and planning permission is granted for erection of sunroom/porch on residential annexe at 9 Bratton Road, Telford TF5 0BT in accordance with the terms of the application, Ref TWC/2022/0073, dated 17 January 2022, subject to the following conditions:

   1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

   2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan Dated: 19 May 2020; Site Plan Ref: SJ63221375; Proposed Floor Plan; and Proposed Sun Room dated 19 January 2022.

   3) The materials used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The effect of the proposed development upon the character and appearance of the 9 Bratton Road, the annexe and the area.

Reasons for the Recommendation

4. Both No 9 Bratton Road and the annexe are built from similar materials and the proposed sunroom/porch would itself be built using similar materials. The annexe has been built within the rear garden of No 9 and whilst there is a hedgerow that separates the two gardens, it does not extend across the full

width of the garden and access is not blocked between them. Consequently, the two buildings clearly share a single plot of land.

5. The footprint of the annexe is similar to No 9 but the single storey scale of the annexe makes it significantly smaller than the two-storey host dwelling. This change in scale between the two buildings, as well as the use of similar materials, makes the annexe appear subservient to the host dwelling. This highlights the ancillary use of the building with No 9.

6. The proposed porch would extend out from the front door of the annexe which is built on the opposite side to No 9. As a result, it would not affect the use of the shared garden or alter how the shared plot would be used. This would, in part, retain the annexe's ancillary relationship with No 9.

7. The proposal would be a limited addition to the overall footprint of the building and would be built using large areas of glazing which would ensure the extension would not appear as a bulky addition. This, alongside the set down of the roof from the annexe would ensure the extension would not be a disproportionate addition to the building. Moreover, the annexe is a dwelling and porches, and sunrooms are not uncommon additions to dwellings. The proposal would not affect the single storey scale of the building or change how the shared plot would be used. Overall, the proposal would be a proportionate addition to the annexe and would not substantially alter the subservient character of it or its ancillary relationship with No 9.

8. There is a single dwelling that addresses the private drive to the rear of Bratton Road as well as several smaller buildings, including the annexe, but the linear group of dwellings that addresses Bratton Road is the predominant pattern of development for the area. The proposal would not harm the subservient character and appearance of the annexe, and as a result the proposal would not give the annexe the appearance of a stand-alone dwelling. Consequently, the annexe would continue to appear as an ancillary building located to the rear No 9 which is not uncommon in the area. Accordingly, the proposal would not result in a cramped or contrived form of back land development and would preserve the established pattern of development for the area.

9. Therefore, the proposal would not harm the character or appearance of No 9 Bratton Road, the annexe, or the area. Subsequently, the proposal would comply with Policies BE1 and BE2 of the Telford and Wrekin Local Plan 2011 – 2031 (Adopted 2018). These policies seek to ensure that proposals respect and respond positively to its context as well as ensuring residential alterations are not disproportionate in size in relation to the existing building/plot and does not substantially alter the character of the building. Moreover, the proposal would accord with the general design policies within the National Planning Policy Framework.

Conditions

10. Further to the statutory commencement condition it would be necessary in the interest of certainty that the proposal is carried out in accordance with the approved plans. It would also be necessary in the interest of the character and appearance of No 9, the annexe and the area that the surface materials of the proposal matched those used in the existing building.

11. Planning permission is sought for an extension to an established residential annexe. Consequently, it would not be necessary for the use of the sunroom/porch to be strictly controlled by a condition.

Conclusion and Recommendation

12. There are no material considerations that indicate the appeal should be determined other than in accordance with the development plan. For the reasons give above and having had regard to all other matters raised, I recommend that the appeal should be allowed subject to conditions.

G Sibley

APPEAL PLANNING OFFICER

Inspector's Decision

13. I have considered all the submitted evidence and the Appeal Planning Officer's report and, on that basis, I agree with the recommendation and shall allow the appeal subject to conditions.

H Nicholls

INSPECTOR