



Appeal Decision

Site visit made on 28 July 2023

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 August 2023

Appeal Ref: APP/L3245/D/23/3323733

Greenacres, Glyn Road, Selattyn, Oswestry SY10 7DR

- 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 Roger Parsons against the decision of Shropshire Council.
 - The application Ref 23/00418/FUL, dated 31 January 2023, was refused by notice dated 24 March 2023.
 - The development proposed is erection of 2 storey side extension.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site is a 3 bedroom detached dwelling with single storey lean to extension and outbuilding to the side. The property is located on elevated sloping land above Glyn Road. The dwelling is set back from the road and sits behind a roadside boundary hedge.
4. The proposed development would be constructed in materials to match the existing dwelling. However, the windows cut into the eaves would be out of keeping with the existing dwelling. Similarly, the scale and bulk of the proposal would not appear subservient to the main property. This is despite the set back of the front elevation of the development and set down of the roof relative to the main dwelling. The gradient of the land would do little to mitigate the impact. Irrespective of the size of nearby properties, the poor design of the development would create an incongruous addition which would not provide balance or symmetry to the property nor blend seamlessly with the host dwelling, as suggested by the appellant.
5. The existing hedgerow would provide some screening from public views. Whilst the development would predominantly be visible in private views within the site this does not diminish the harm to the character and appearance of the area that would occur.
6. The development would harm the character and appearance of the area. As such it would conflict with the part of Policy CS6 of the Shropshire Adopted Core Strategy that requires new development to be of high quality design and takes into account the local context and character. It would also conflict with

Policy MD2 of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan which amongst other things requires new development to respond appropriately to the form and layout of existing development and reflect locally characteristic architectural design and details.

Other Matters

7. I note the reason for the proposal and the benefits it would generate for the appellant in terms of the living space created. However, this would be outweighed by the harm identified. The scale of the development limits the weight I attach to the economic benefits of the development.

Conclusion

8. For the reasons identified and taking into account all other matters, including the absence of harm to the living conditions of neighbouring occupants, I conclude that the appeal should be dismissed.

K Ford

INSPECTOR