

Appeal Decision

Site visit made on 9 April 2024

by John Whalley

an Inspector appointed by the Secretary of State

Decision date: 17th April 2024

Appeal ref: APP/L3245/D/23/3339291

Sycamore Cottage, Long Gardens, Dorrington, Shrewsbury SY5 7ER

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal of planning permission.
 - The appeal is made by Mr C Shine against the decision of Shropshire Council.
 - The application, ref. 23/04616/FUL, dated 23 October 2023, was refused by a notice dated 18 December 2023.
 - The development is: Erection of two storey and single storey extensions.
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Decision

1. The appeal is dismissed.

Main issue

2. The decision turns on the likely effect of extension works on the size, mass, character and appearance of the original dwelling, its effect on the immediate landscape and on the supply of smaller and less expensive properties in the local area.

Appeal dwelling and proposed works

3. The appeal dwelling, Sycamore Cottage, Long Gardens stands within a site of about 0.4ha closely bounded by the Welsh Marches railway to the east and the A49 trunk road to the west about 1km north of the village of Dorrington.
4. The appeal concerns the Appellant, Mr Shine's project to substantially extend his home, by adding two and single storey extensions, effectively doubling the size of the existing dwelling.

Considerations

5. Mr Shine wishes to considerably enlarge Sycamore Cottage. He said the scheme had been tastefully designed to have a positive impact on visual amenity. The result would have no undue impact upon the character of the surrounding rural landscape.
6. The Council said the proposed works at Sycamore Cottage would add 125m² of floorspace to the existing dwelling. That would be an increase of total floorspace by more than 100%, (excluding the conservatory), to a total of about 245m².
7. Mr Shine was right to say that the enlarged dwelling at Sycamore Cottage would be compatible with the scale and character of existing development in

the area but only to the extent of comparing the resulting dwelling with an existing large detached houses in the locality rather than it retaining the character of the original dwelling.

8. As the Council pointed out, the Shropshire Local Development Framework Type and Affordability of Housing Supplementary Planning at paras 2.20 and 2.21 says the size of dwellings in the countryside can be of concern, as the market trend is towards providing larger and more expensive dwellings and this tends to exclude the less well-off, including those who need to live and work in rural areas. The guidance goes on to say that whilst the problem can be partly addressed through providing affordable rural dwellings, it is also important to maintain and provide an appropriate stock of smaller, lower cost, market dwellings. Further, the Council is concerned to control both the size of any replacement dwellings in the countryside and the size of extensions to houses in the countryside, as they could otherwise create larger and larger dwellings. The enlargement works proposed by Mr Shine would more than double the existing dwelling transforming it into a different property, well beyond what might be regarded as an affordable home. In my view, that intended change amounts to a considerable objection to permitting the appeal scheme.
9. Whilst the extensive civil engineering and landscaping works under way over most of the land attached to Sycamore Cottage I saw during my site visit are not part of the house extension project before me, they may be indicative of the scale of the inapt transformative works to the dwelling that Mr Shine proposes.
10. I agree with the Council that the appeal proposal is not sympathetic to the size, mass, character and appearance of this part of the rural landscape, and would reduce the supply of smaller and less expensive properties.

Conclusion

11. I conclude that the appeal should fail.

John Whalley

INSPECTOR