

Appeal Decision

Site visit made on 3 September 2024

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 September 2024

Appeal Ref: APP/L3245/D/24/3346701

4 Bryn Road, Shrewsbury, Shropshire, SY3 8PQ

- 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 and Mrs Murley against the decision of Shropshire Council.
 - The application Ref is 24/01162/FUL.
 - The development proposed is loft conversion works and alterations to side walling and roof lines to provide further living accommodation.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of The Mount Conservation Area.

Reasons

3. The appeal property is a semi-detached two storey dwelling situated within a small residential cul-de-sac comprising three pairs of semi-detached dwellings and a single detached dwelling. The appeal dwelling is a 1930s brick property with pebbledash rendering, featuring double height bay windows and mock timber framing to its front gable.
 4. The appeal property is located within The Mount Conservation Area, characterised by the presence of period properties, including Victorian, Edwardian and interwar dwellings, many of which have retained their period features and are laid out within a garden setting. This provides for a strong sense of heritage and a notably green and spacious environment.
 5. During my site visit, I observed Bryn Road to comprise something of an enclave, as a cul-de-sac set well back from the busier road, The Mount. The appeal dwelling, like its neighbours, is set back from the street behind an attractive garden area and driveway and has a larger garden to the rear.
 6. I also noted during my site visit that the retention of period features and the symmetrical appearance of each of the three pairs of semi-detached dwellings along Bryn Road is visually striking. This lends Bryn Road a very notable sense of uniformity and leads it to appear very much in keeping with The Mount Conservation Area's significant attributes.
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7. The proposed development would extend the appeal dwelling at roof level, such that the existing hipped roof would become a raised hip, effectively creating a gable to the side of the dwelling.
8. I find that the proposal would introduce an alien feature within a cul-de-sac characterised not only by the presence of hipped roofs, but also by pairs of semi-detached dwellings with roofs of symmetrical appearance.
9. I find that this would detract significantly from Bryn Road's sense of uniformity and strong sense of symmetry. The symmetrical appearance of the appeal property and its attached neighbour would be severely disrupted. The proposal would result in a visual mis-match between the two adjoining roofs and would result in the pair of dwellings appearing out of character with the other pairs of dwellings along Bryn Road.
10. In addition to the above, I find that the incongruous appearance of the proposal would result in it drawing undue attention within its surroundings.
11. Taking all of the above into account, I find that the proposed development would appear out of keeping with its surroundings and that this would be to the detriment of The Mount Conservation Area's qualities. Having regard to paragraph 208 of the National Planning Policy Framework (the Framework) and to Planning Practice Guidance, I consider that the harm to the character and appearance of The Mount Conservation Area would be less than substantial. This needs to be balanced against any public benefits the development may bring.
12. In this regard, there is nothing before me that comprises or amounts to a public benefit that outweighs the harm identified.
13. Consequently, I find that the proposed development would not preserve the character and appearance of The Mount Conservation Area, contrary to the National Planning Policy Framework; to Shropshire Core Strategy (2011) Policies CS6 and CS17; and to Shropshire Site Allocations and Management of Development Plan (SAMDev) (2015) Policies MD2 and MD13, which together amongst other things seek to protect local character.

Other Matters

14. In support of their case, the appellants refer to other decisions relating to properties within the wider vicinity. However, none of these are so similar to the proposal and circumstances before me as to provide for direct comparison. I note in this regard that Bryn Road has a different character to The Mount. Notwithstanding this and in any case, I have found that the proposed development would not preserve The Mount Conservation Area, a factor not mitigated by decisions relating to other proposals elsewhere.

Conclusion

15. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR